

# **SNOQUALMIE RIDGE**

## **RESIDENTIAL DESIGN GUIDELINES**



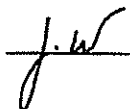
**APPROVED**  
**NOVEMBER 6, 1996**

Approved: 11/6/96

**SNOQUALMIE RIDGE  
RESIDENTIAL DESIGN GUIDELINES**

**TABLE OF CONTENTS**

<b>CHAPTER I: INTRODUCTION</b>	<b>4-8</b>
A. PROJECT STATEMENT	5
B. PURPOSE AND INTENT	5-7
C. GOVERNING DOCUMENTS	7-8
D. GENERAL VS. SPECIFIC PARCEL GUIDELINES	8
E. ADDITIONAL DESIGN DIRECTIVES	8
 <b>CHAPTER II: ARCHITECTURAL DESIGN GUIDELINES</b>	 <b>9-21</b>
A. NEIGHBORHOOD CHARACTER	10-11
B. GENERAL CONSTRUCTION REQUIREMENTS	11
C. HOMES	12-18
1. BALCONIES AND DECKS	12
2. DOORS	12
3. ENTRANCES	13
4. EXTERIOR STAIRS	14
5. FLASHING/SHEET METAL/VENTS	14
6. GARAGES AND GARAGE BAYS	14-16
7. GUTTERS/DOWNSPOUTS	16
8. HEAT STOVES/FIREPLACES	16
9. MANUFACTURED HOUSING	16
10. MATERIALS AND COLORS	16-17
11. MECHANICAL EQUIPMENT AND UTILITY METERS	17
12. ROOF PITCHES AND MATERIALS	17-18
13. SKYLIGHTS AND ENERGY CONSERVATION EQUIPMENT	18
14. WINDOWS	18
D. YARDS	18-21
1. ASSOCIATED STRUCTURES	18
2. FENCES/GATES/WALLS/TRELLISES	18-20
3. MAIL AND NEWSPAPER BOXES	20
4. PLAY EQUIPMENT	20
5. POOLS AND HOT TUBS	20-21
6. WALKWAYS AND DRIVEWAYS	21
E. LIGHTING	21
F. MULTIFAMILY	21
G. COVENANTS, CONDITIONS AND RESTRICTIONS (CC&Rs)	21



<b>CHAPTER III: LANDSCAPING</b>	<b>22-25</b>
A. INTRODUCTION	23
B. PUBLIC STREETS	24
C. PRIVATE SPACES	24-25
D. SIGHT DISTANCES	25
<b>CHAPTER IV: SIGNAGE AND ENTRY FEATURE GUIDELINES</b>	<b>26-37</b>
A. SUBMITTAL REQUIREMENTS	27
B. THE APPROVAL PROCESS	27
C. DEFINITIONS	28
D. PROHIBITED SIGNS	28
E. PERMITTED SIGNS AND ENTRY FEATURES	29-37
1. PARCEL ENTRY	29-31
2. STREET NAMES SIGNS	32
3. MUNICIPAL/REGULATORY SIGNS	32
4. TEMPORARY MASTER SITE PLAN SIGNS	32
5. TEMPORARY MARKETING SIGNS	33
6. TEMPORARY CONSTRUCTION OR FUTURE USE INFORMATION SIGNS	33-34
7. TEMPORARY DIRECTIONAL SIGNS	34-35
8. TEMPORARY LOT MARKER	35
9. BANNERS	36
10. ADDRESS IDENTIFICATION	36
11. NATIONAL OR STATE FLAGS	36-37
<b>CHAPTER V: DESIGN SUBMITTAL AND APPROVAL</b>	<b>38-42</b>
A. NEW CONSTRUCTION COMMITTEE	39
B. MODIFICATIONS COMMITTEE	39-40
C. PROCEDURE	40
1. PRE-DESIGN PHASE	40
2. DESIGN PHASE	40-41
3. APPLICATION REVIEW	41
4. MODIFICATIONS	41
5. CONSTRUCTION	41
6. COMPLETION OF PROJECT	41-42
7. AMENDMENTS TO APPROVALS	42
8. DIFFERING DESIGN PROPOSALS	42
9. APPEALS	42
10. AMENDMENTS TO GUIDELINES	42
<b>A. LIST OF RECOMMENDED LANDSCAPING PLANTS</b>	<b>43-48</b>
<b>B. DEFINITIONS</b>	<b>49-52</b>



## **CHAPTER I**

### **INTRODUCTION**

- A. PROJECT STATEMENT**
- B. PURPOSE AND INTENT**
- C. GOVERNING DOCUMENTS**
  - 1. CITY OF SNOQUALMIE DOCUMENTS
  - 2. SNOQUALMIE RIDGE DOCUMENTS
- D. GENERAL VS SPECIFIC PARCEL GUIDELINES**
- E. ADDITIONAL DESIGN DIRECTIVES**

A handwritten signature in cursive script, appearing to be 'fw', written over a horizontal line.

## INTRODUCTION

*"...A community needs to decide for itself what it wants to be and ought to be, regardless of national or regional textbook standards, and regardless of fashionable images. Then it has to write its own unique code, the one that will nurture its vision of itself, no matter how nutty that vision may seem to someone else."*

*Robert Cambell  
Architectural Record, October 1992*

### A. PROJECT STATEMENT

The plan for this new neighborhood within the City of Snoqualmie, Washington has been conceived to harmonize with the City's diverse historic character and small town appeal. These Design Guidelines have been developed based upon a survey of design and architectural features within the existing community that appropriately relate to the goal of preserving existing community character. In close cooperation with the City, the developer has surveyed historic records and photographs, made a photographic documentation of significant structures which comprise the visual context of the City, indexed those features which are the component parts of the existing character, and explored practical methods for translating this heritage into the Snoqualmie Ridge neighborhood. These Guidelines will stimulate the creation of quality architectural and landscape design which accepts architectural diversity while providing for strong neighborhood continuity. This Community Character Survey of Design and Architectural Features was presented to the Planning Commission on June 3, 1996.

### B. PURPOSES AND INTENT

*This document will guide the development of Snoqualmie Ridge in accordance with the Mixed Use Final Plan approved by the City of Snoqualmie in September 1995.*

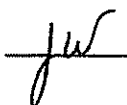
#### 1. CREATING A LIVABLE ENVIRONMENT

Snoqualmie Ridge aims to create an enjoyable place to live that makes environmental stewardship and social interaction easy. Land uses are integrated to balance housing, services, recreation and employment. Snoqualmie Ridge encourages:

- Energy and resource conservation
- Non-automotive mobility
- Neighborhood interaction
- Gardening/landscaping
- Diverse and high quality building design

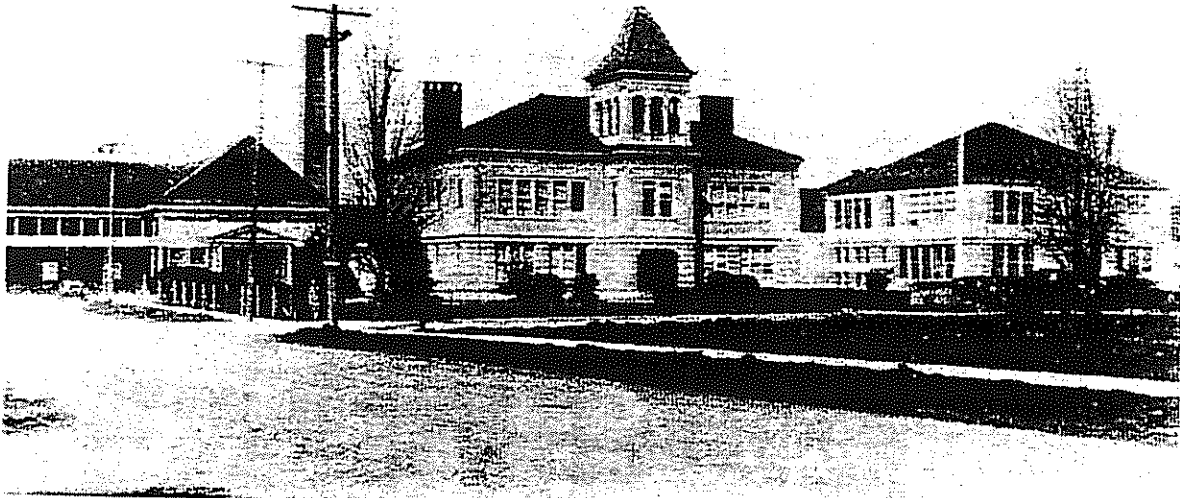
#### 2. ARRANGEMENT OF USES AND FEATURES

Land uses and features are arranged in keeping with the overall design philosophy, geographical features and environmental character of Snoqualmie Ridge.



### 3. VIEWS OF HOMES FROM THE STREET

Homes in the Neighborhood Center address the street with porches, stoops and walkways, which create opportunities for neighborly interaction. Views of garage doors from the street are to be minimized through setback requirements, location, design features and landscaping.



### 4. PUBLIC AREAS, SCHOOLS AND PARKS

Public areas such as schools and parks are connected with the residential areas by a system of sidewalks and trails.

### 5. NATURAL FEATURES AND SCENIC AREAS

Natural and scenic features are preserved for cultural and scenic enrichment and environmental stewardship. Buffers have been established to protect wetland areas and steep slopes.

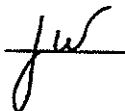
### 6. STRUCTURES

Good architecture combined with good site planning produces neighborhoods that have aesthetic and functional harmony, preserve residents' privacy and retain environmentally sensitive areas. Quality architectural structures will accomplish these design objectives.

### 7. WATER CONSERVATION

All residential development within Snoqualmie Ridge will conform to the Washington State Building Code Water Conservation Performance Standards effective July 1993 or later (Title 19 §19.27.170):

- ♦ Low flow shower heads with a tested rate of 2.5 gallons per minute or less
- ♦ Low flush volume toilets with a tested rate of 1.6 gallons or less per flush
- ♦ Low volume faucets with a tested flow rate of 2.5 gallons per minute or less



## 8. ENERGY CONSERVATION

To minimize the impact of new development upon energy-producing facilities, these *Residential Design Guidelines*:

- ◆ Encourage use of natural lighting through skylights
- ◆ Encourage use of energy- and resource-conserving appliances and fixtures
- ◆ Permit use of appropriate solar energy and/or water heating fixtures
- ◆ Meet or exceed Washington State Energy Code provisions relating to construction techniques and appliance standards
- ◆ Encourage non-motorized transportation

## C. GOVERNING DOCUMENTS

These Design Guidelines are among several documents regulating development. Other documents include:

### 1. City of Snoqualmie Documents

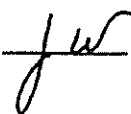
Foremost in the hierarchy is the 1995 Mixed Use Final Plan, approved in September, 1995. It implements goals, policies, and requirements of the Snoqualmie Comprehensive Plan, the Annexation Implementation Plan for Snoqualmie Ridge (Sub-Element J-1), the Mixed Use Ordinance, and the 1990 Interlocal Agreement, and is the governing document for Snoqualmie Ridge.

### 2. Snoqualmie Ridge Documents

*Covenants, Conditions and Restrictions* (CC&Rs) have been established by the developer for issues specific to Snoqualmie Ridge in accordance with Mixed Use Conditions 9-13. The CC&Rs are a private contract between property owners for specific restrictions and internal (non-City) governance.

*Residential Design Guidelines* fulfill Mixed Use Approval Conditions #9-13. They govern architectural design, materials, landscaping, and other elements affecting the visual character of the new residential neighborhoods. They govern residential design issues in Snoqualmie Ridge in place of any conflicting standards found elsewhere in the Snoqualmie Zoning Code, consistent with Mixed Use Conditions #9-13. The Snoqualmie Zoning Code, however, shall govern all areas not governed by the Snoqualmie Ridge Residential Design Guidelines. The Design Guidelines will be implemented through a design review process by the Snoqualmie Ridge New Construction Committee prior to building permit submittal to the City.

*Development Standards* fulfill Mixed Use Conditions 9-13 governing street, platting, utility, and other development standards in Snoqualmie Ridge in place of the City Zoning Code. These development standards shall govern future development applications in place of any conflicting standards found elsewhere in the Snoqualmie Municipal Code, consistent with Mixed Use Conditions 3 through 8; the Snoqualmie





Municipal Code however, shall govern all areas not governed by the Snoqualmie Ridge Development Standards. The development standards will be implemented through the subdivision process.

### **3. Snoqualmie Municipal Code**

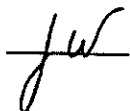
Development on Snoqualmie Ridge is subject to all provisions of the Snoqualmie Municipal Code, unless these Design Guidelines or the Mixed Use Final Plan provide different standards.

#### **D. GENERAL VS. SPECIFIC PLAT/PARCEL GUIDELINES**

These guidelines are organized into five chapters that address general guidelines that govern all residential areas of Snoqualmie Ridge. More guidelines may be imposed by WRECO on individual parcels at the time of subdivision.

#### **E. ADDITIONAL DESIGN DIRECTIVES**

The developer reserves the right to impose additional design directives that are consistent with these design guidelines. For example, these directives may provide additional detail regarding materials, color or a structure's position or appearance from the street. These directives will be included in the purchase and sale agreement between WRECO and a purchaser and require no approval further by the City.

A handwritten signature in dark ink, appearing to be 'JW' or similar, written over a horizontal line.



## CHAPTER II

### ARCHITECTURAL DESIGN GUIDELINES

- A. NEIGHBORHOOD CHARACTER
- B. GENERAL CONSTRUCTION REQUIREMENTS  
(MINIMUM NUMBER OF PLANS AND ELEVATIONS)
- C. HOMES
  - 1. BALCONIES/DECKS
  - 2. DOORS
  - 3. ENTRANCES
  - 4. EXTERIOR STAIRS
  - 5. FLASHING/SHEET METAL/VENTS
  - 6. GARAGES
  - 7. GUTTERS/DOWNSPOUTS
  - 8. HEAT STOVES
  - 9. MANUFACTURED HOUSING
  - 10. MATERIALS AND COLORS
  - 11. MECHANICAL EQUIPMENT AND UTILITY METERS
  - 12. ROOF PITCHES AND MATERIALS
  - 13. SKYLIGHTS AND ENERGY CONSERVATION EQUIPMENT
  - 14. WINDOWS
- D. YARDS
  - 1. ASSOCIATED STRUCTURES
  - 2. FENCES/GATES/WALLS/TRELLISES
  - 3. MAIL AND NEWSPAPER BOXES
  - 4. PLAY EQUIPMENT
  - 5. POOLS & HOT TUBS
  - 6. WALKWAYS AND DRIVEWAYS
- E. LIGHTING
  - 1. EXTERIOR LIGHTING
- F. MULTIFAMILY
- G. CONDITIONS, COVENANTS AND RESTRICTIONS



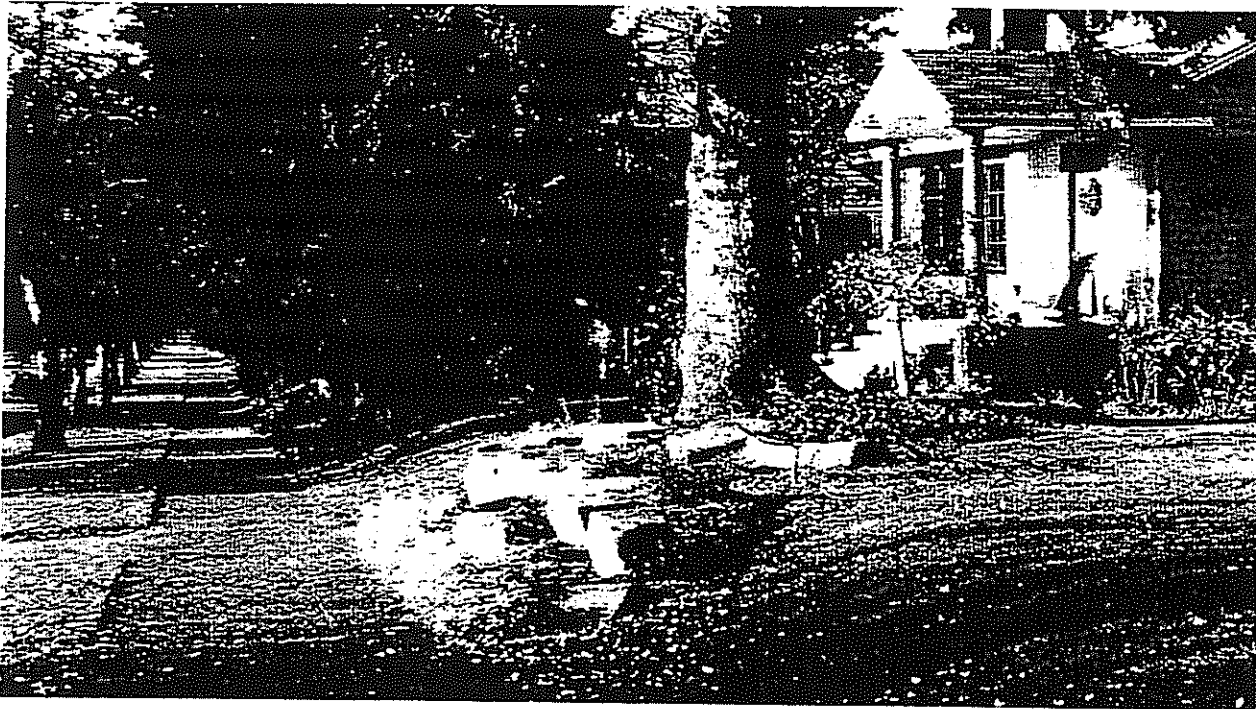
*Architecture is the most public of the arts. While many Americans go for years without stepping into an art gallery or walking into a concert hall, the light of each and every person is influenced daily by architecture. Design excellence is essential in improving the quality of life.*

*W. Cecil Steward, FAIA  
1992-93 President  
The American Institute of Architects*

## **SNOQUALMIE RIDGE ARCHITECTURAL GUIDELINES**

*All single family and multifamily residential construction within Snoqualmie Ridge is subject to these Residential Design Guidelines and the CC&Rs for Snoqualmie Ridge Residential Property. Some neighborhoods are subject to additional design provisions.*

These guidelines are to be applied in compliance with the Development Standards for Snoqualmie Ridge, the Uniform Codes (plumbing, building, etc.), the Americans With Disabilities Act (ADA) and other applicable codes regulating residential construction.



### **A. NEIGHBORHOOD CHARACTER**

Home designs will draw from the variety of architectural character typical of the City of Snoqualmie. Neighborhoods in Snoqualmie Ridge are arranged for people rather than cars. Street design favors pedestrian safety over vehicular speed, and the visual impact of garages will be de-emphasized. The neighborhood character will provide for a more sociable, easy lifestyle that promotes street-strolling. Although allowing for flexibility in individual designs, the guidelines are intended to promote a strong harmonious character and a coherent sense of place.

Approved: 11/6/96

Many homes in Snoqualmie Ridge will reflect the variety of character seen in Snoqualmie's architectural character, which draws upon the historic craftsman, cottage, bungalow, colonial and farmhouse styles. These styles often include welcoming front porches, high quality natural or approved synthetic materials, the interplay of diverse roof forms and a variety of Northwest design types. Painted and stained surfaces will feature a variety of color tones. A major goal is to enable residents to enjoy a neighborhood walk which facilitates encounters with neighbors, front porches, lawns and parkway trees.

#### **B. GENERAL CONSTRUCTION REQUIREMENTS**

To foster variety among the homes constructed at Snoqualmie Ridge, the following provisions apply:

##### *NEIGHBORHOODS OF 45 OR MORE HOMES*

- ♦ Minimum of four floor plans shall be available
- ♦ Minimum of three elevations for each floor plan

##### *NEIGHBORHOODS OF 44 OR FEWER HOMES*

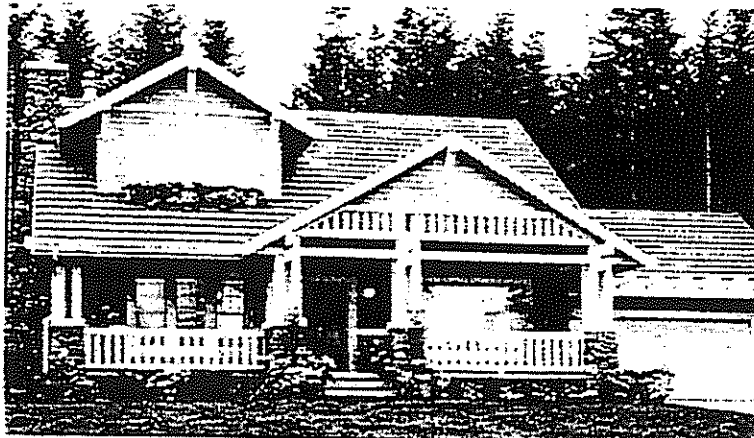
- ♦ Minimum of three floor plans shall be available
- ♦ Minimum of three elevations for each floor plan

##### *ARCHITECTURAL STYLE*

- ♦ A repetitive architectural style for a group of homes should be avoided
- ♦ Differing roof forms, window design, surface materials, entryway treatments, and bay treatments should be utilized to achieve variety
- ♦ Units of identical elevation type must be separated by at least two different elevations. Identical elevations may not be across the street from one another
- ♦ Within a subdivision, roofing materials other than natural wood products must vary in type or color
- ♦ Within a subdivision, siding materials must vary in architectural style or color
- ♦ Builders are encouraged to produce model homes that are diverse in size, design, color and materials

##### *GARAGE LOCATIONS*

- ♦ Lots adjacent to an alley shall have alley-served garages
- ♦ A subdivision shall utilize side entry, side drive, or alley entry garages where possible in addition to the front entry option



## C. HOMES

Snoqualmie Ridge's general architectural provisions are guidelines that ensure high quality construction without discouraging individual innovative or imaginative ideas.

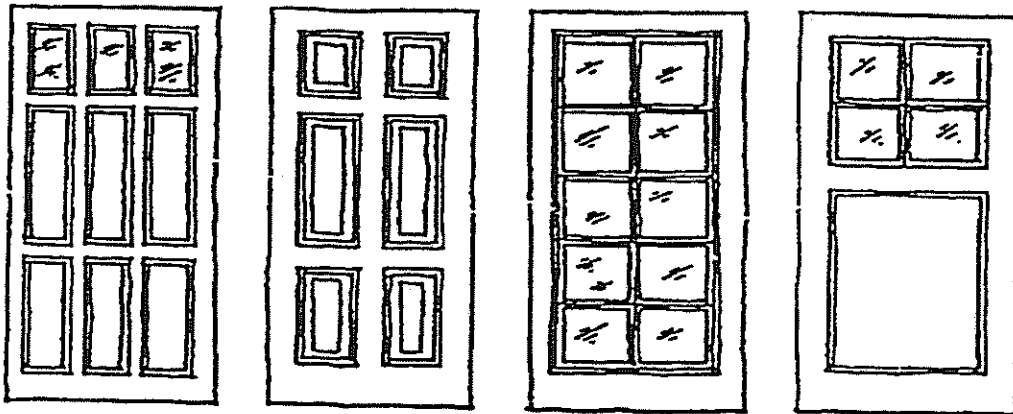
### 1. BALCONIES AND DECKS

Balconies and decks are encouraged in multifamily structures wherever they may break up otherwise large uninterrupted building facades.

### 2. DOORS

Care shall be taken to select front doors that reflect the architectural style of the home. Screen or storm doors are permitted if they are in keeping with the home's architectural character. Screen doors shall *not* be:

- ♦ Unpainted aluminum
- ♦ Unpainted or unstained wood
- ♦ Comprised of non-articulated wood or aluminum panels
- ♦ Temporary in appearance



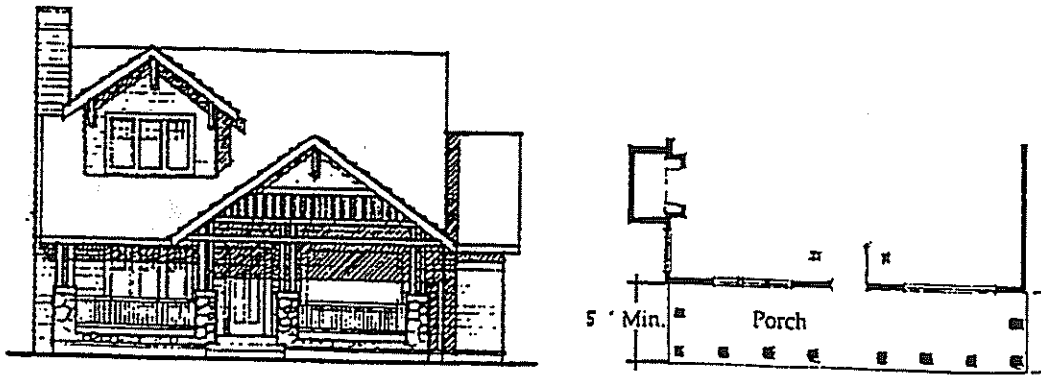
Doors

### 3. ENTRANCES

An important element of Snoqualmie Ridge is the relationship of the private home to the public street and sidewalk. Therefore, all front entrance areas shall include a welcoming architectural feature such as a porch, stoop or other significant entry feature. Example treatments follow.

#### A. Porches

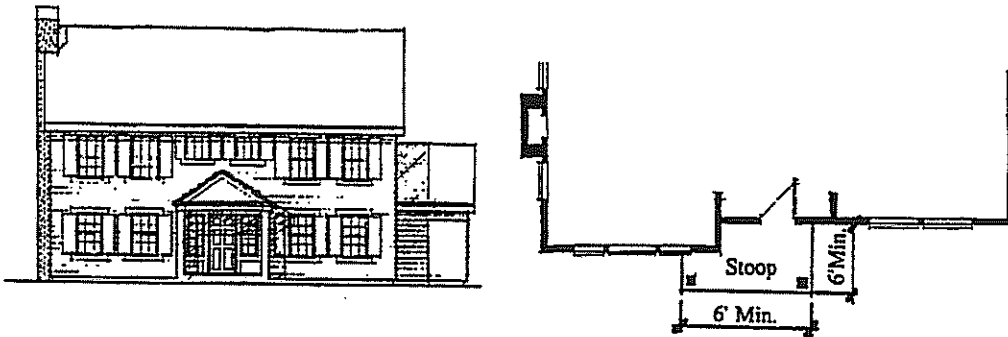
The minimum depth of the porch shall be 5 feet. Porches may be raised or at ground floor level.



Porches

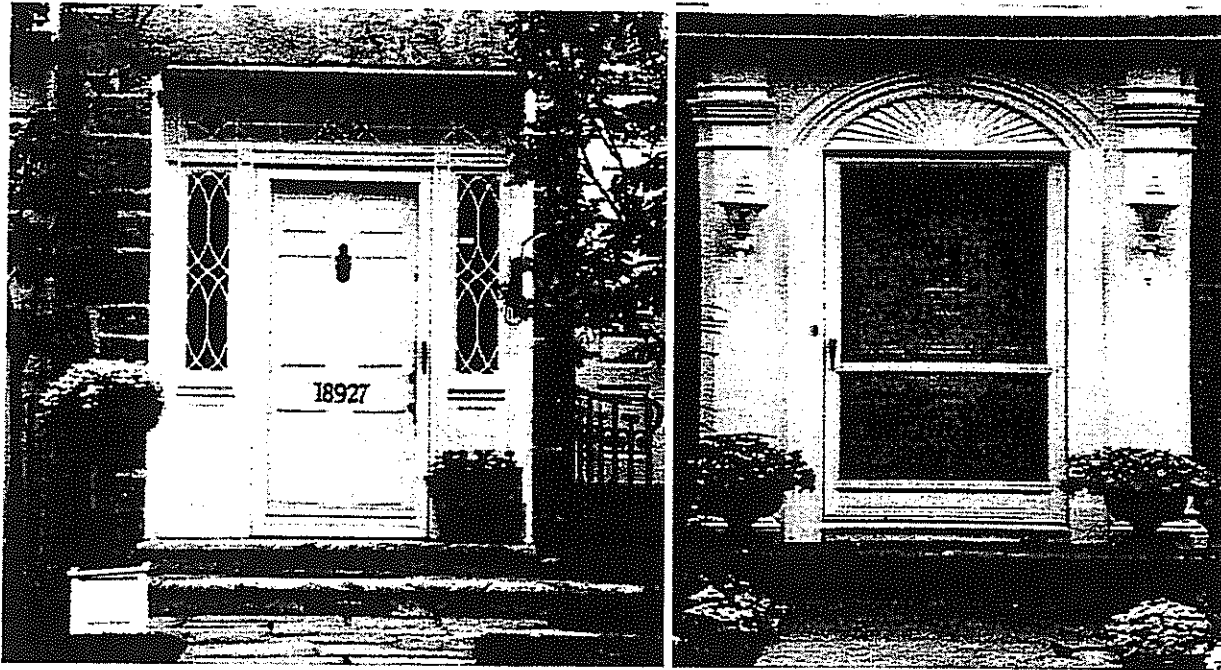
#### B. Stoops

Stoops shall be accompanied by a projecting overhead element such as a dormer, arch or gable which provides roof coverage and weather protection. Stoops shall be a minimum of 6 feet wide and 6 feet deep.



Stoops

### *C. Other Significant Entry Features*



Other Significant Entry Feature Examples

#### **4. EXTERIOR STAIRS TO SECOND STORY LEVELS**

Exterior stairs shall blend with the structure. If pre-manufactured concrete and steel stairs are used, the design of railings and guardrails must be consistent with the building's architecture and overall design.

#### **5. FLASHING/SHEET METAL/VENTS**

All flashing and sheet metal shall be painted or be ordered pre-colored to match adjacent building surface. Vent stacks, metal chimneys and pipes shall be colored to blend with adjacent roof surfaces and shall be clustered to minimize rooftop clutter, and where feasible shall be located on the roof slope facing away from public areas.

#### **6. GARAGES AND GARAGE BAYS**

Side-loading, alley-loading, and rear-of-lot garages provide several advantages over more typical front-loading garages. Sidewalks are less interrupted by side-loading and rear-of-lot garage driveways than front-loading garage driveways, and are completely uninterrupted when alley-loading garages are available. This results in a more appealing and safer pedestrian environment. In addition, the use of non-front-loading garages maintains a more attractive streetscape, since garage doors and driveway aprons are de-emphasized or hidden, helping to create a neighborhood that feels more like a place for people than a place for cars.



To the extent reasonably possible, side-loading, alley-loading, and rear-of-lot garages should be used instead of front-loading garages. In evaluating the extent to which front-loading garages can be avoided, the following factors shall be considered:

- ♦ topography/grades and the technical feasibility of constructing alleys or side-loading or rear-of-lot garage driveways
- ♦ width and depth of lot
- ♦ anticipated volume of pedestrian traffic
- ♦ whether construction of alley-based street system will result in a less effective pedestrian and traffic circulation pattern

Any garage doors that face a street or public area shall feature windows, recesses or moldings to help blend the doors with the character of the house. Detached garages are allowed. Carports shall be screened from view in single family neighborhoods. Side entry garage walls visible from the street shall include landscaping, windows or structural changes or trim to break up uninterrupted walls. To provide attractive streets, front entry garages shall be arranged and articulated as follows:

*A. Garages for large lot residential lots (2-3.5 du/acre) shall be arranged and articulated as follows:*

Front entry garages shall be a minimum of 5' behind adjoining front wall of the house. A total of three bays is permitted under the following conditions:

- ♦ The third bay must be inconspicuous and architecturally harmonious with the home.
- ♦ The third bay must be offset a minimum of 2 feet behind the other two.
- ♦ If the garage is set back 10 feet or more behind the front wall of the house, three bays must be arranged in the same plane.

One tall bay may be incorporated to accommodate a recreational vehicle or boat.

*B. Garages on neighborhood residential lots (4-5.5 du/acre) will be arranged and articulated as follows:*

Front entry garages shall be located no closer to the street than 5 feet behind the adjacent front plane of the house. The maximum breadth of bays for a front entry garage is two, with potential for three bays if the third is set back an additional two feet or more.

One tall bay may be incorporated to accommodate a recreational vehicle or boat.

*C. Houses on neighborhood residential lots (5.5-7 du/acre) may have one- or two-car garages. Tall bays are not allowed. Detached garages are allowed. Alley-*

*loading garages are encouraged.*

*D. Neighborhood Center detached houses or duplexes on lots in the Neighborhood Center may have one or two-car garages. Tall bays are not allowed. Alley-loading garages are encouraged.*

**7. GUTTERS AND DOWNSPOUTS**

Gutter and downspout colors must blend with adjacent surfaces. Drainage must meet minimum building code requirements.

**8. HEAT STOVES AND FIREPLACES**

No construction shall be allowed that uses wood stoves or wood heat as its sole heat source. Fireplaces are otherwise permitted, subject to use restrictions by government agencies.

**9. MANUFACTURED HOUSING**

Manufactured or modular housing is permitted subject to these guidelines.

**10. MATERIALS AND COLORS**

Exterior walls shall be surfaced with:

- ♦ Wood
- ♦ Stucco
- ♦ Masonry or
- ♦ Synthetic materials that look natural and are approved by the Residential New Construction Committee or Residential Modifications Committee

Building materials and finishes that may create glare impacts on other properties, or within the Snoqualmie Falls viewshed shall not be used.

Accent and trim may be:

- ♦ Brick
- ♦ Stone
- ♦ Tile
- ♦ Wood or
- ♦ Synthetic materials that look natural and are approved by the New Construction Committee or Modifications Committee

Building materials and finishes that may create glare impacts on other properties, or within the Snoqualmie Falls viewshed shall not be used.

All structures, new or modified, shall match or be compatible with the neighborhood exterior color palette, available through the New Construction or Modifications

Committees. Colors brighter than those shown in the palette generally are not appropriate and shall not be used. A variety of colors and materials is required.

All exterior colors and materials shall be submitted for approval by the New Construction or Modifications Committees.

#### **11. MECHANICAL EQUIPMENT AND UTILITY METERS**

All mechanical equipment and meters shall be inconspicuously located and wherever possible noted on the house plan submitted for Residential New Construction Committee review. Window-mounted air conditioning and mechanical units are prohibited.

Builders shall ask utility companies to locate public utility distribution meters, vaults and similar installations away from high visibility areas such as street corners and view areas. Alley locations are preferred when possible.

#### **12. ROOF PITCHES AND MATERIALS**

In keeping with Northwest architecture, primary roof pitches generally shall range from 5:12 to 12:12. Pitches may be reduced in parcels subject to view restrictions (A, B, C, D, E, F and K) provided that the view restrictions are not violated and the home design is enhanced by the change in pitch.



Roof Example

Except when using natural wood products, builders must use more than one roof material or color in each neighborhood. Roof materials shall display three-dimensional visual texture. Acceptable materials include:

- ♦ Wood
- ♦ Tile
- ♦ Slate
- ♦ High quality asphalt shingles
- ♦ Manufactured materials approved by the New Construction Committee

All roofing material shall be submitted for approval by the New Construction or Modifications Committee prior to installation.

### **13. SKYLIGHTS AND ENERGY CONSERVATION EQUIPMENT**

The use of skylights shall be allowed to provide natural lighting within a home. No bubble-style skylights shall be permitted. Solar panels shall be integrated into the roof design and parallel to the roof slope.

### **14. WINDOWS**

Window and door glazing shall be clear, gray or "special E." Reflective glass is prohibited. Aluminum frame windows shall be color-treated. Windows visible from the street or public open space, including those on sides and backs of houses, shall be trimmed to complement the front facade of the residence. Homes with street frontage shall provide windows with visual connection to the street. Solar access through the positioning and sizing of windows with southern exposure is encouraged.

## **D. YARDS**

### **1. ASSOCIATED STRUCTURES**

Greenhouses, sheds and other associated structures shall be located to the interior side or rear of the property and must comply with setback requirements. Greenhouses and sheds must not interrupt building lines and materials must be compatible with the existing house.

### **2. FENCES/GATES/WALLS/TRELLISES**

Fences are important character elements within a community. All fencing facing a right-of-way shall have the same design within the same block.

#### ***A. Fences Facing Streets-Ornamental Fences***

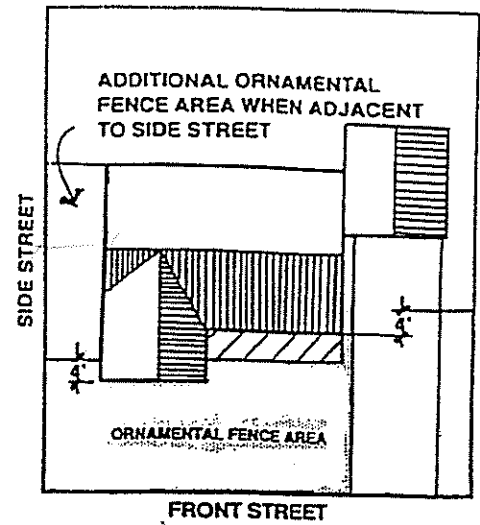
##### ***Location***

Ornamental fences are located anywhere in the area between the front right-of-way and a line parallel to the home's front wall. They must be parallel to the right-of-way. On corner lots, ornamental fencing may also be located between the wall surface facing the side street and the side street right-of-way. No ornamental fences are permitted along Snoqualmie Ridge Parkway.



### *Design*

Ornamental frontage fences shall be no more than 36 inches high, and shall be constructed of materials that complement the home. Frontage fences shall be largely "transparent" such as a picket fence. Hedges shall be maintained no higher than 36 inches. Chainlink and exposed cinder block fences are not permitted within front yard areas.



## *B. Fences Facing Street-Privacy Fences*

### *Location*

Front yard: Parallel with the front right-of-way, a minimum of 4 feet behind the adjacent front wall plane.

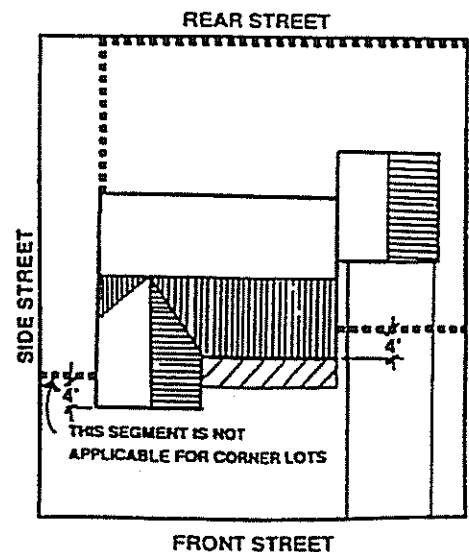
Corner yard: Parallel with the side street right-of-way, located between the rear wall plane and the rear property line. The fence shall be no closer to the side street than the side wall plane.

Backyard: On the rear property line adjacent to a right-of-way provided it is at least 5 feet from any sidewalk in the right-of-way.

### *Design*

Side and backyard fences adjacent to rights-of-way shall be:

- ♦ No higher than 6 feet. Setback or reduced in height if needed to maintain safe sightlines, especially on corner lots. (Gates may be taller than 6 feet, but no higher than 8 feet, if they are harmonious with the fence and structure, and make an artistic contribution to the community.)
- ♦ Constructed of a decorative material such as wood, wrought iron or masonry. (Chain-link and exposed cinder block fences are not permitted within this area.)
- ♦ Colored to blend with the surroundings, not stand out.



### *C. Fences Facing Open Space-Side/Back Yard*

#### *Location*

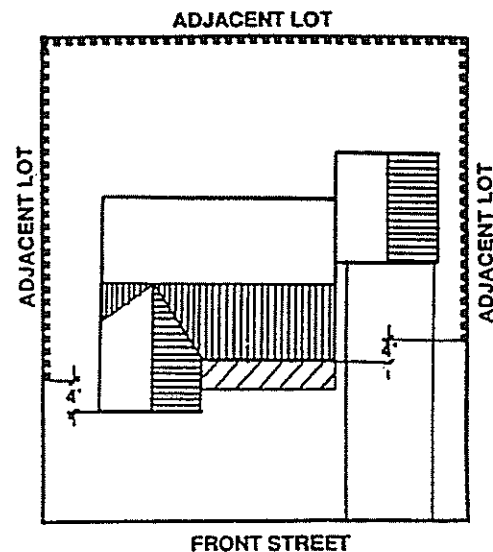
Side and Backyards: On the property line adjacent to an open space area or visual feature, or across from a right-of-way except adjacent to the golf course where fencing is prohibited within 35 feet of the golf course boundary.

Side Yard Only: 4 feet behind the adjacent front wall plane of the house, extending to the rear property line except adjacent to the golf course where fencing is prohibited within 35 feet of the golf course boundary.

#### *Design*

Fences may be:

- ♦ No higher than six feet
- ♦ Constructed of wood, wrought iron or masonry. For fences immediately adjacent to an open space area or an attractive natural or manmade feature like a very old tree, park or ridge line. Allowable materials include black, painted or vinyl-coated chain link with painted-to-match metal posts. However, builders and owners are encouraged to use 4"x4" wood posts with fence cap board in lieu of metal posts for chain link fencing.



### **3. MAIL AND NEWSPAPER BOXES**

A standard design for groups of mail and newspaper boxes in residential neighborhoods is available from the NCC. The design may be modified to fit a particular neighborhood with New Construction Committee, and provided the design still conforms to U.S. Postal Service Guidelines.

Mailboxes must be in locations acceptable to the U.S. Postal Service.

### **4. PLAY EQUIPMENT**

With the exception of porch swings and basketball hoops and backboards, play equipment shall not be permitted in the front or corner frontage side of the home.

### **5. POOLS AND HOT TUBS**

Pools and hot tubs usually should be at the rear of a house, but the New Construction Committee or Modifications Committee may consider alternate locations. Pools and spas shall be designed to minimize sight and sound impact upon adjoining properties.

Pool heaters and pumps must be screened from view and sound-insulated. Pool and mechanical equipment must comply with applicable codes regarding fencing.

#### **6. WALKWAYS AND DRIVEWAYS**

A walkway must connect each home's front entry with the sidewalk, where there is a sidewalk. It may be made of concrete, exposed aggregate, masonry or flat or cut stone. Dirt, gravel, crushed stone and asphalt walkways are not permitted. A driveway may substitute for a walkway when a side-loaded garage is used in the front yard.

Dirt or gravel driveways and aprons are not permitted. A single-lane approach from the right-of-way to a flared apron may be used.



Walkway

#### **E. LIGHTING**

All yard and house lighting shall use localized illumination to avoid light spillover into the street, adjacent properties or the night sky. Porch and yard light sources shall be approved by the New Construction Committee. Alleys shall be illuminated with fixtures mounted on the garage no higher than 8 feet above ground and directed away from adjacent backyards and structures. Lighting fixtures attached to a dwelling should be architecturally compatible with the facade. The use of low pressure sodium, fluorescent or mercury vapor lighting either attached to homes or to light the exterior of the home is prohibited.

#### **F. MULTIFAMILY**

There are exceptions and additional guidelines that apply to multifamily dwellings that follow. Otherwise all other guidelines in Chapter 2 are applicable. (Text to follow before first multifamily permit application.)

#### **G. CC&Rs**

The Declaration of Covenants, Conditions and Restrictions for Snoqualmie Ridge Residential Property contains additional information regarding general architectural and maintenance provisions.

Approved: 11/6/96





## **CHAPTER III**

### **LANDSCAPING**

- A. INTRODUCTION**
- B. PUBLIC STREETS**
- C. PRIVATE SPACES**
- D. SIGHT DISTANCES**

A handwritten signature in cursive script, appearing to be 'JWS', written over a horizontal line.

*"There clearly is a desperate need for professionals who are conservationists by instinct, but who care not only to preserve but to create and to manage.*

*These persons cannot be impeccable scientists for such purity would immobilize them.*

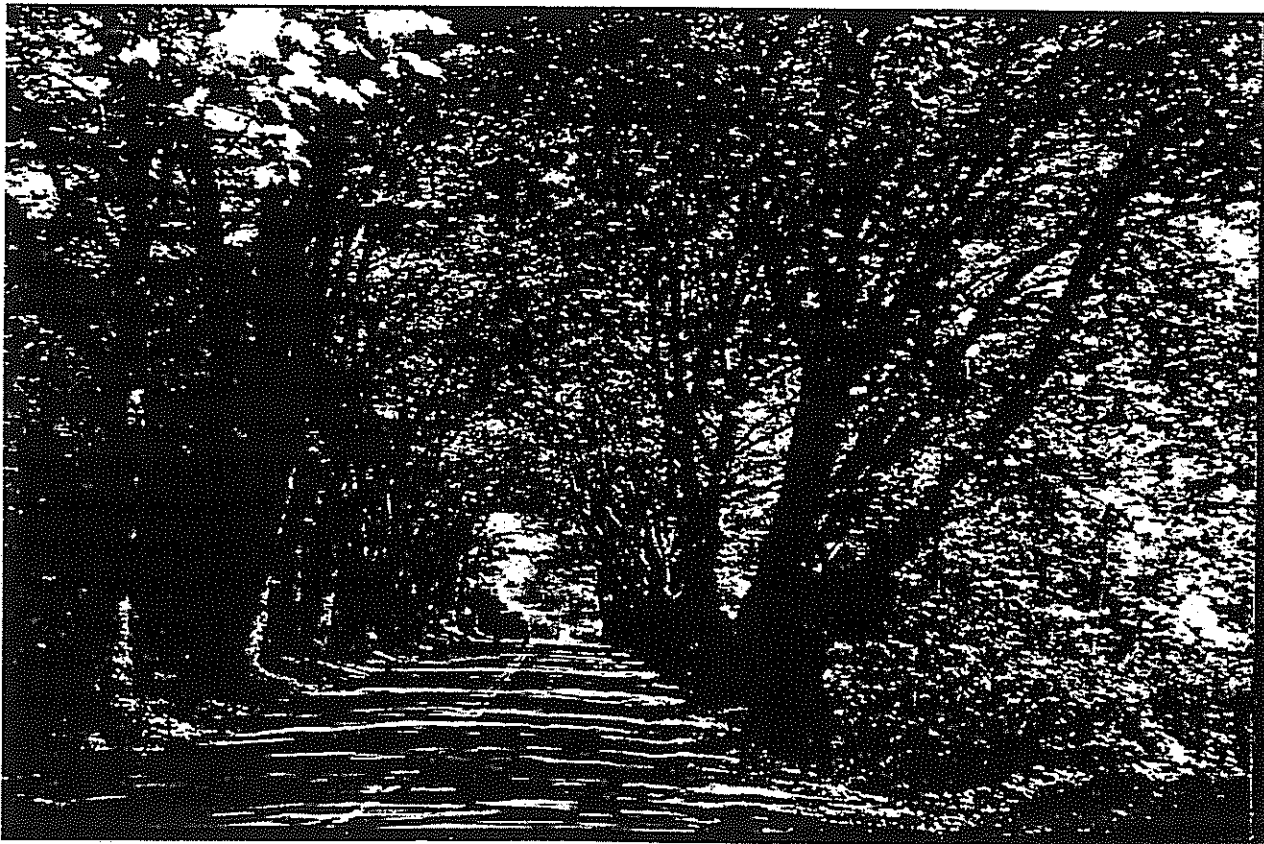
*They must be workmen who are instinctively interested in the physical and biological sciences, and who seek this information so that they may obtain the license to interpose their creative skills upon the land.*

*Ian L. McHarg  
from Design With Nature*

## LANDSCAPE DESIGN GUIDELINES

### A. INTRODUCTION

Dramatic landscape, big trees, and interesting plants are an important part of Snoqualmie's rich and colorful past. With the mystery of the Falls and the backdrop of Mount Si, nature has been a dominant influence and definer of the region and its residents. Hops, Cedar, and Douglas Fir have served as the foundation for the Upper Valley's economy and culture, and the sycamores of Reinig Road echo a company town that grew and lived by the stature of majestic trees. Today, the Sycamores stand as King County's only designated *living historic landscape*. The cultivation of plants, respect for nature, and powerful image of landscape are integral to Snoqualmie's character.



Reinig Road

Approved: 11/6/96

*fw*

## **B. PUBLIC STREETS**

Landscaping in the public right-of-way is subject to review by the City of Snoqualmie. See Snoqualmie Ridge Development Standards Chapter 8 for details. Prior to submittal to the City, however, landscape plans in public right-of-way shall be reviewed and approved by the New Construction Committee. See Section 8.060 of the Development Standards for the Snoqualmie Ridge Street Tree Master Plan.

WRECO or the first developer of the street should identify, and submit for approval to the NCC, the recommended street tree species, spacing, and initial size. The species selected should be appropriate to the scale and character of the roadway.

## **C. PRIVATE SPACES**

Landscaping on private lots is subject to these guidelines and review by the NCC. Any yard space visible from the street should receive landscaping prior to occupancy.

Existing significant trees should be preserved or transplanted when practical. A "significant tree" means any evergreen tree of at least 15 inches in diameter, measured four feet from ground surface and any deciduous tree, other than red alder and cottonwood trees, at least 12 inches in diameter, measured four feet from ground surface. Red alder and cottonwood trees of any size are not considered significant trees. Where possible, Douglas Fir, Western Red Cedar, Western Hemlock, Big Leaf Maple, Pacific Dogwood, and Vine Maple should receive priority as significant trees.

### **FRONT YARDS**

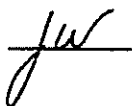
Front yards should generally be open to the street. Tall hedges are discouraged. Grass lawn and/or low groundcover is encouraged as the predominant groundcover. Large expanses of bark mulch, loose stone, or plain paving is discouraged. (Driveways and patios are paved, however.) Artificial turf is not allowed. Accent plantings such as annuals, perennials, roses, or rhododendron collections are encouraged. Shrubs should generally be planted together in beds and either simulate a natural group of plants, or border architectural elements such as the front porch or stoop. Selection of plants from the recommended Plant List is encouraged. The List includes over 300 species of trees, shrubs, vines and groundcovers adaptable to the Snoqualmie Ridge environment. These plants are proven hardy in this climatic zone, and many are native or have special attributes such as seasonal color, flowers, or bird attractor. Exotic plants such as Monkeytail Tree, fatsia, yucca, or palms should not be planted.

### **SIDE YARDS**

Hedges or fences with vines, rather than plain fences or walls, should be planted along side yard property lines.

### **REAR YARDS**

Rear yards are ideal for patios, decks, and vegetable or flower gardens.



If the rear yard slopes or varies topographically, plants should be selected which are appropriate to the specific condition. For example, plants adapted to wet soils should be planted in the low areas of the yard if water naturally drains to the area; sun-loving plants should be planted on south-facing slopes if no structure or tree provides shade. Plants will not only adapt better, but artificial watering can be minimized if care is taken to match plants with their environment. Homes adjacent to alleys should include plants along the alley to provide a more natural look to these spaces. Hedges, or fences and walls with vines, are encouraged to help frame the edge of the alley. Where space permits, columnar or canopy trees are also encouraged, since they tend to reduce the scale of the alley and can help break long continuous lines of walls, fences, and pavement.

#### IRRIGATION

All private spaces in residential areas should be irrigated, or homeowners required to adequately water and maintain the plants, including planting strips adjacent to streets and alleys.

#### PARKING AREAS (FOR MULTI-FAMILY RESIDENTIAL)

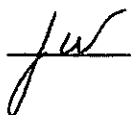
Trees should be planted in and around all surface parking areas. At least one tree should be planted for every five parking stalls. The layout and arrangement may vary depending on the specific site and layout of the lot. Some order and organization is better than random spacing and layout. The layout may help create "outdoor rooms or spaces" of the parking areas. They may also be coordinated with biofiltration swales to provide multiple use and take advantage of these more natural features.

#### SOLAR ACCESS.

Windows with southern exposure should not be blocked by landscaping.

#### D. SIGHT DISTANCES

Landscaping at street intersections and long alleyways shall permit safe lines of sight. No fence, wall, hedge or shrub may be placed or permitted to remain where it would hamper traffic visibility. (Refer to Development Standards - see Street Standards Chapter 2).



## CHAPTER IV

### RESIDENTIAL SIGNAGE AND ENTRY FEATURE GUIDELINES

#### SIGNAGE AND ENTRY FEATURES

- A. SUBMITTAL REQUIREMENTS
- B. THE APPROVAL PROCESS
- C. DEFINITIONS
- D. PROHIBITED SIGNS
- E. PERMITTED SIGNS
  - 1. PARCEL ENTRY FEATURES
  - 2. STREET NAME SIGNS
  - 3. MUNICIPAL/REGULATORY SIGNS
  - 4. TEMPORARY MASTER SITE PLAN SIGN
  - 5. TEMPORARY MARKETING SIGN
  - 6. TEMPORARY CONSTRUCTION AND FUTURE USE INFORMATION SIGN
  - 7. TEMPORARY DIRECTIONAL SIGN
  - 8. TEMPORARY LOT MARKER
  - 9. BANNERS
  - 10. ADDRESS IDENTIFICATION
  - 11. NATIONAL OR STATE FLAGS



## **RESIDENTIAL SIGNAGE AND ENTRY FEATURE GUIDELINES**

This Chapter addresses entry features and temporary informational, marketing, and directional signage for residential development. Permanent street and traffic control signage is addressed in Chapter 10 of the *Snoqualmie Ridge Development Standards*.

These guidelines have been developed to establish and maintain sign communications appropriate to a high quality environment. They allow for a reasonable level of consistency to create a sense of community, and flexibility to address specific needs. They will help foster accessibility and long-term environmental quality in Snoqualmie Ridge. These guidelines are intended to:

- ♦ Create public art or neighborhood markers which help support finding one's way within the development.
- ♦ Encourage the design of signs and entry features which are aesthetically pleasing and of high quality materials and craftsmanship.
- ♦ Allow sufficient, though not excessive, identification.
- ♦ Allow necessary temporary signage.
- ♦ Offer a systematic approach to sign review and approval.

Where practical temporary signs should be combined to minimize the number of signs and reduce visual clutter. All signs, other than traffic control, directional, and temporary project signs should be located outside public rights-of-way.

In addition to the signage and entry feature standards contained in this chapter, the Sign Standards booklet contains definitive information regarding signage within Snoqualmie Ridge. It is available from the New Construction Committee.

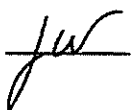
### **A. SUBMITTAL REQUIREMENTS**

The builder of each subdivision is required to submit a comprehensive sign and entry feature program as outlined herein to NCC. The objective of the program shall be to establish guidelines and standards for the size, placement, quantity, color, materials, illumination and type style of signs and entry features. Design compatible with the surrounding architecture is required.

### **B. THE APPROVAL PROCESS**

All sign and entry feature programs and sign permit applications are reviewed by the NCC for conformance to the standards of this chapter. NCC approval is required before the installation of any permanent or temporary sign or entry feature. The NCC reserves the right to approve or deny a sign or entry feature proposal. In any case, the applicant shall be notified in writing.

All signs must also meet the requirements of the City of Snoqualmie prior to installation. See Chapter 17.75 of the SMC for details. If a permit is required applicant shall send a copy of the approved permit to the New Construction Committee before installation. The NCC shall have the right to remove non-conforming signs and to charge the non-conforming party for removal.



## **C. DEFINITIONS**

### **CENTERED LAYOUT**

This approach provides for a controlled design by balancing art and copy elements from a center line drawn vertically throughout the format.

### **FLUSH LEFT ALIGNMENT**

The term "flush left" describes the vertical alignment of the left edge of a text block. The right edge is not aligned vertically and is described as "ragged right" to refer to each line having its own ending point.

### **Logo**

The symbol or visual element used to identify an entity. The Snoqualmie Ridge logo shall be used on temporary signs only. The Snoqualmie Ridge logo consists of fir cones and a branch. WRECO, at its discretion, may alter or change the logo. Otherwise the size and spacing relationship of the logo should never be altered in any way. The logo should always be reproduced from camera-ready art.

### **LOGOTYPE**

The specific customized configurations of letterforms used to identify the organization, usually in a specific relationship to the symbol. The logotype should always be reproduced from camera-ready art.

### **CAMERA-READY ART**

Reproduction quality, photomechanical art of the signature or any materials, to be provided to sign manufacturers and other suppliers.

### **TYPEFACE/TYPOGRAPHY**

The specific design of a family of letterforms. Sometimes referred to as type style or type font.

## **D. PROHIBITED SIGNS**

These types of signs may not be installed at Snoqualmie Ridge.

- ♦ Roof signs
- ♦ Gyrating, rotating or blinking signs
- ♦ Inflatable signs
- ♦ Billboards
- ♦ Interior-illuminated plastic panel signs
- ♦ Interior-illuminated individual letter signs (unless they are deemed to have artistic characteristics as determined solely by the NCC).
- ♦ Interior illuminated awning signs
- ♦ Any sign not specifically permitted by the New Construction Committee



**E. PERMITTED SIGNS AND ENTRY FEATURES**

The following sign types are permitted within Snoqualmie Ridge.

**1. PARCEL ENTRY FEATURE/RESIDENTIAL**

*Function*

To create neighborhood entry landmarks through the use of public art, landscaping feature or subdued neighborhood entry marker.

*Placement*

At intersections with collector arterials or neighborhood collectors.

*Illumination*

Ambient or subtle ground illumination.

*Size*

Neighborhood entry marker: 20 square feet maximum with height greater than width.

Public art or landscape feature: 10 foot maximum height, except for trees.

*Materials:*

Neighborhood entry marker: Primarily stone or masonry with concrete, wood or metal as a secondary material.

Public art: Stone, wood, metal or natural materials.

Name plates: May be glue-laminated wood, stone, metal or concrete with etched, sandblasted or debossed graphics.

Landscape plantings to complement entry markers or public art are permitted.

*Colors*

Colors shall be natural or subdued in tone.

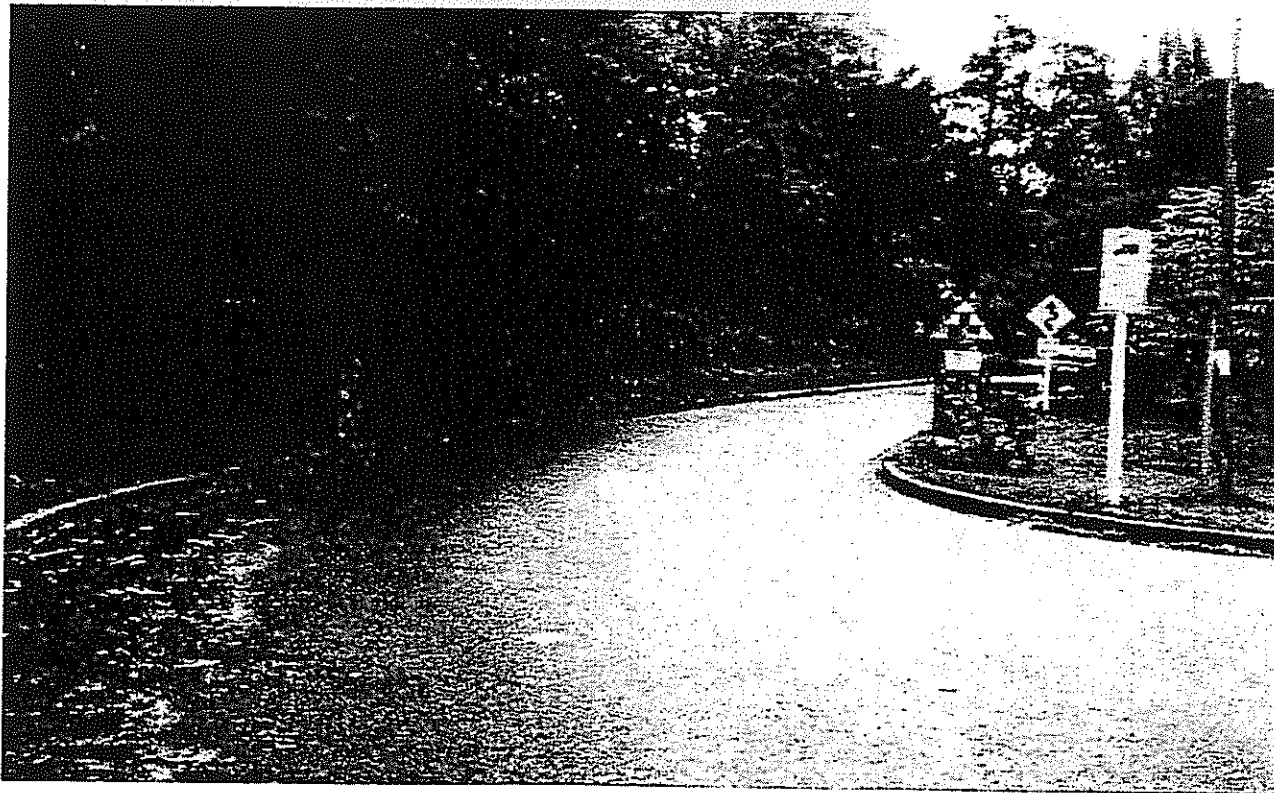
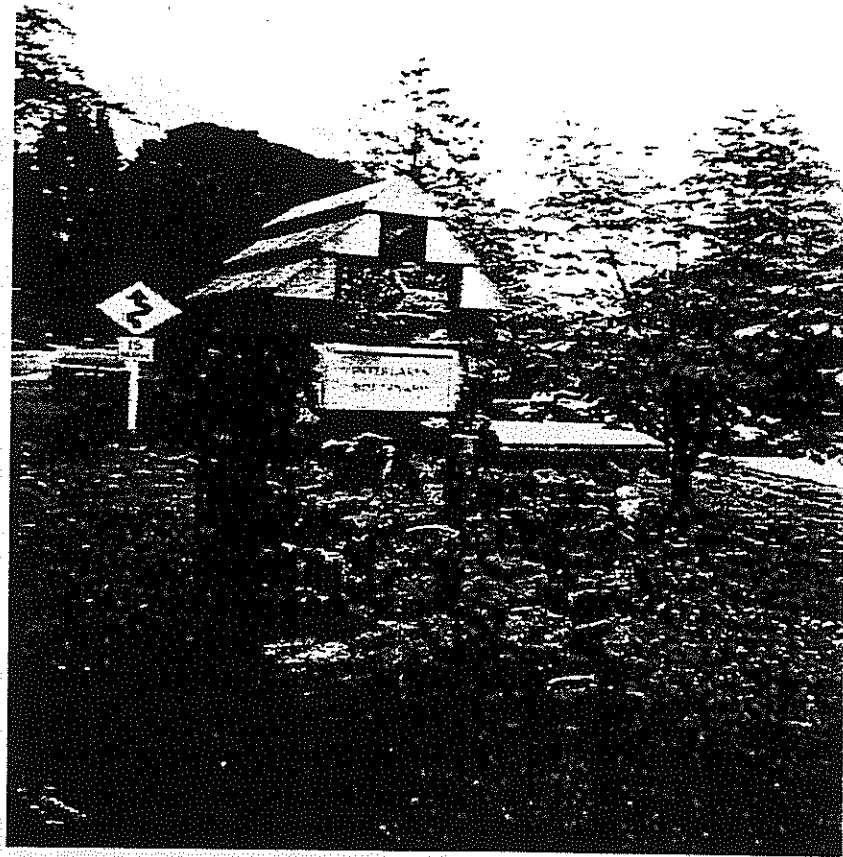
*Typography*

*Times Roman Condensed*, initial capital height: 5 1/8"; small capital height maximum 4-3/4". Centered with sign face. Up to three words are allowed.

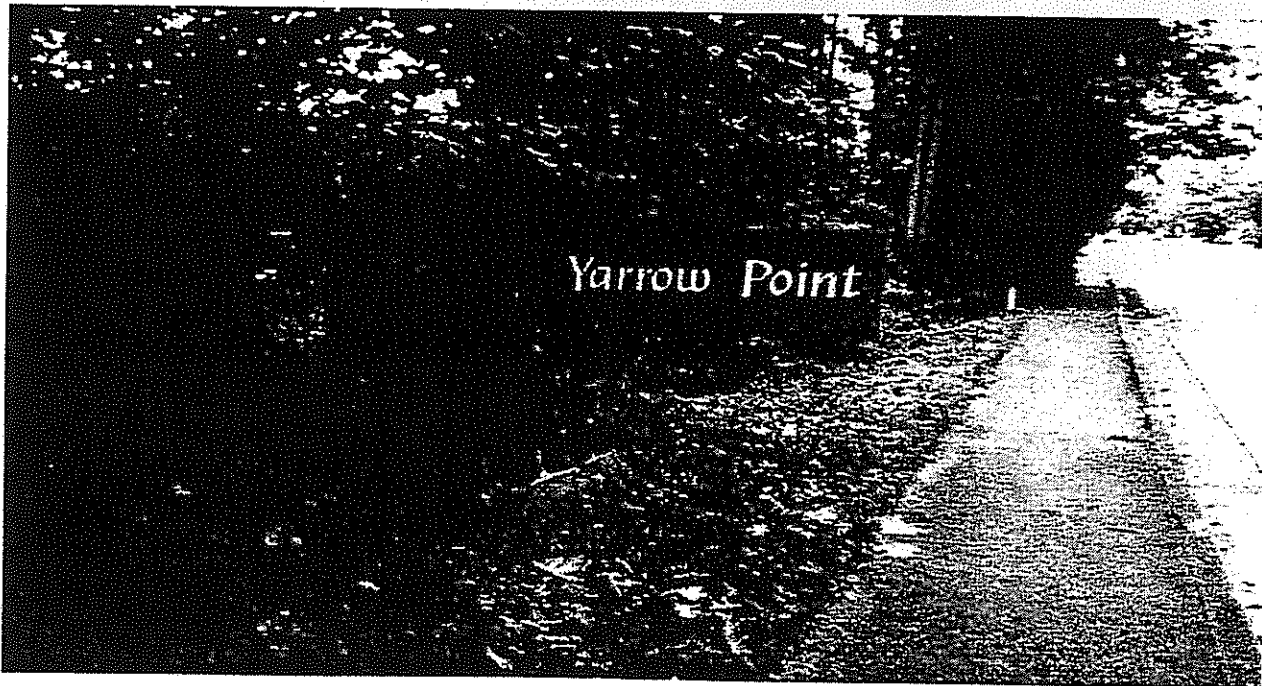
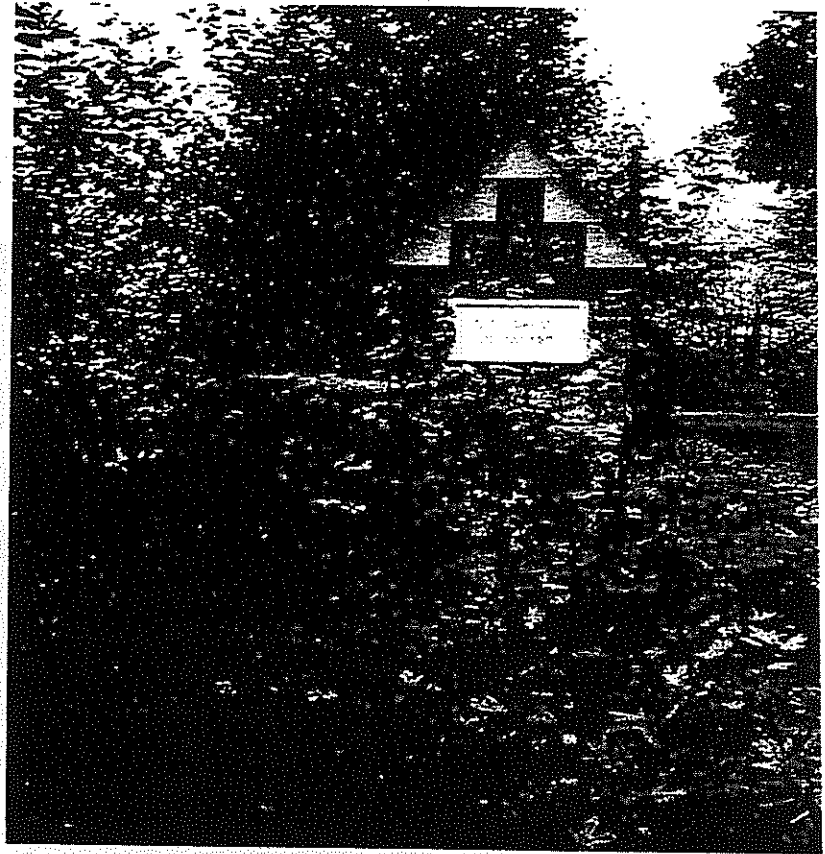
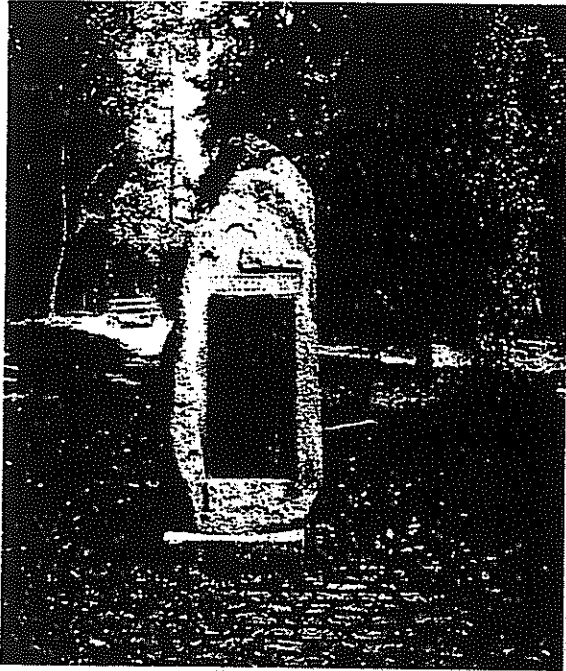
*Quantity*

Minimum of one neighborhood entry marker, public art piece or landscape feature per parcel. Maximum of one intersection per parcel may have a signed neighborhood entry marker.





Neighborhood Entry Marker Examples



Neighborhood Entry Marker Examples

Approved: 11/6/96

*fw*

## 2. STREET NAME SIGN

### *Function*

To identify street name block and number. See Chapter 10 of the *Snoqualmie Ridge Development Standards*.

## 3. MUNICIPAL/REGULATORY SIGNS

### *Function*

To provide necessary regulatory information.  
See Chapter 10 of the *Snoqualmie Ridge Development Standards*.

## 4. TEMPORARY MASTER SITE PLAN SIGN

### *Function*

To help visitors pinpoint their location within the development, and to present enough information to help them find their way towards their destination. The directory also will make a statement about the developer's commitment to a high quality environment, indicate points of interest in the City of Snoqualmie, and tell the story of Snoqualmie Ridge.

### *Placement*

Near a focal area such as the Information Center.

### *Materials*

Post: 4" x 4" cedar or pressure treated Douglas fir.  
Panels: Medium density overlay plywood.  
Graphics: Vinyl computer cut with silk-screened logo.

### *Illumination*

Ambient or directed spot light.

### *Typography*

Primary Information: *Times Roman Condensed*.  
Secondary Information: *Franklin Gothic Condensed*. Use camera-ready art.

### *Maximum Size*

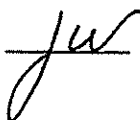
Panel: 30 square feet.

### *Quantity*

One.

### *Notes*

Fabricated logo panel, as well as sign face, to have mitered joints (at points where face wraps around posts); all fasteners to be galvanized. No visible fasteners on face of panels. Use only solid body stain on posts. Post placed in below-grade concrete.



## 5. TEMPORARY MARKETING SIGNS

### *Function*

To assist in locating specific neighborhoods.

### *Placement*

Strategically located along key routes.

### *Material*

Wood and aluminum with vinyl computer cut graphics.

### *Illumination*

Ambient or directed spot light.

### *Typography*

Primary Information: *Times Roman Condensed*, centered. Use camera-ready art for logos.

Neighborhood identities: Use camera-ready art.

### *Maximum Size*

Panel: 30 square feet.

Overall Height-Post and Panel: 8 feet.

### *Quantity*

As necessary. Where practical, temporary marketing signs should be combined to minimize the number and reduce visual clutter.

### *Notes*

Standard wood construction with MDO skin on all areas except faces. Sign face is aluminum polyurethane painted and designed to be removable and reusable. Snoqualmie Ridge logo to be silk screened.

## 6. TEMPORARY CONSTRUCTION AND FUTURE USE INFORMATION SIGNS

### *Function*

To provide basic information as to the name of the project, future use and firms involved with it.

### *Placement*

Along the roadway in front of the project.

### *Materials*

Post: 4" x 4" cedar or pressure treated Douglas fir.

Panels: Medium density overlay plywood.

Graphics: Computer cut vinyl with silk-screened logo.

*Illumination*

Ambient or directed spot light.

*Typography*

*Times Roman Condensed*, upper and lower case. Capital height 5", with 2 1/2" between lines. Use camera-ready logo art.

*Maximum Size*

Panel: 30 square feet.

*Quantity*

One per project site.

*Notes*

Signs may be one- or two-faced. Second side uses same specifications. Fabricated logo panel as well as sign face to have mitered joints (at points where face wraps around posts); all fasteners to be galvanized. No visible fasteners on face panels. Hardware to be counter-sunk, filled, sanded and painted to match surface. Use only solid body stain on posts.

**7. TEMPORARY DIRECTIONAL SIGNS**

*Function*

To help first-time visitors find their way to various destinations and model homes during the marketing phase of the project.

*Placement*

Strategically placed at points where directional decisions have to be made.

*Materials*

Post: 4" x 4" cedar or pressure treated Douglas fir.

Panels: Plate aluminum or wood with MDO skin.

Graphics: Vinyl computer cut.

*Illumination*

Ambient or directed spot light.

*Typography*

*Times Roman Condensed*, upper and lower case. Capital height 2". Use camera-ready art for logo. The logo shall be 3" in height.

*Maximum Size*

Panel: 20 square feet.

### *Quantity*

As needed. Where practical temporary directional signs should be combined to minimize the number and reduce visual clutter.

### *Notes*

Signs may be one- or two-faced. Second side uses same specification. Snoqualmie Ridge logo to be included on sign or silk-screened on separate plaque and attached to post. All fasteners to be galvanized. No visible fasteners on face. Use only solid body stain on post.

## **8. TEMPORARY LOT MARKER**

### *Function*

To identify land under development and to help people connect what they see on the printed site plan with the actual site.

### *Placement*

Centered on the site's frontage.

### *Materials*

Post: 4" x 4" cedar or pressure treated Douglas fir.  
Panels: Medium density overlay plywood.  
Graphics: Vinyl computer cut.

### *Illumination*

Ambient.

### *Typography*

*Times Roman Condensed*, upper and lower case. Capital height 2". Use camera-ready art for icon.

### *Maximum Size*

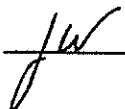
Panel: 1 square foot (8" x 12 1/2").  
Overall Height-Post and Panel: 3 1/2'.

### *Quantity*

One per lot.

### *Notes*

Signs may be one-or two-faced and post mounted. Second side uses same specifications. Logo shall be 3-3/4" in height. No visible fasteners on face. Use only solid body stain on post.



**9. BANNERS**

*Function*

To highlight, commemorate or celebrate community, marketing or seasonal events.

*Placement*

Attached to light standards or freestanding poles.

*Materials*

May be nylon fabric, perforated metal, or other appropriate banner material.

*Illumination*

Ambient or directed spot.

*Typography*

Appropriate to the event.

*Maximum Size*

10 square feet (5'x2').

*Quantity*

As necessary.

*Notes*

Upon NCC and city approval, banners may be attached to existing light standards. Proposals for new freestanding structures must meet all submittal requirements, including engineers' approval.

**10. ADDRESS IDENTIFICATION**

*Function*

To identify a residence by street address.

See Snoqualmie Municipal Code Chapter 12.08 for specifications.

**11. NATIONAL OR STATE FLAGS**

*Function*

To display national and/or state flags. Flags other than national and state may be flown periodically to demonstrate support, such as university or military service colors.

*Placement*

Flags must be supported by a pole, either freestanding or mounted to structure.

*Materials*

Poles may be wood or painted metal. Colors to match the primary structure color.

*Typography*

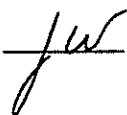
As contained on flag.

*Maximum Size*

15 square feet (5' x 2').

*Quantity*

Maximum of one pole per residence.

A handwritten signature in dark ink, appearing to be 'fw', is written over a horizontal line.



## **CHAPTER V**

### **DESIGN SUBMITTAL AND APPROVAL**

- A. NEW CONSTRUCTION COMMITTEE**
- B. MODIFICATIONS COMMITTEE**
- C. PROCEDURE**

A handwritten signature in black ink, appearing to be 'JW', written over a horizontal line.

*A system of conservation based solely on economic self-interest is hopelessly lopsided. It tends to ignore, and thus eventually to eliminate, many elements in the land community that lack commercial value, but that are (as far as we know) essential to its healthy functioning. It assumes, falsely, I think, that the economic parts of the biotic clock will function without the uneconomic parts. It tends to relegate to government many functions eventually too large, too complex, or too widely dispersed to be performed by government. An ethical obligation on the part of the private owner is the only visible remedy for these situations.*

*Aldo Leopold  
A Sand County Almanac, 1949*

*Before the start of site improvements or construction, all new residential development must be approved in writing by the NCC as provided in the CC&Rs and these Residential Design Guidelines.*

*All residential properties in Snoqualmie Ridge are subject to the Declaration of Covenants, Conditions and Restrictions for Snoqualmie Ridge Residential Property (CC&Rs). All owners of residential properties are members of the Snoqualmie Ridge Residential Owners Association (ROA). The CC&Rs should be reviewed for legal clarification for all entitlement procedures.*

## **DESIGN SUBMITTAL AND APPROVAL**

### **A. NEW CONSTRUCTION COMMITTEE**

The New Construction Committee (NCC) has exclusive jurisdiction over all original exterior construction and private lot frontage landscaping up to the point of initial occupancy except for issues covered in Chapters 8 and 11 of the Snoqualmie Ridge Development Standards and Snoqualmie Municipal Code. These chapters cover issues such as landscaping in the public right-of-way, building height, lot coverage and setbacks. In addition to review by the NCC, these elements are subject to review by the City at the point of preliminary plat or building permit application. The NCC reviews design applications, interprets the Design Guidelines and approves or denies all proposals for residential construction in Snoqualmie Ridge. Interior layout is not reviewed unless it directly affects the exterior appearance or privacy of other lots.

The composition of the NCC is set forth in the CC&Rs. The committee will meet as often as its business requires. All new residential development must be approved in writing by the NCC as provided in the CC&Rs and these Residential Design Guidelines. Municipal buildings are subject to review by the NCC. The NCC may make non-binding recommendations to the City regarding compliance with these design guidelines.

### **B. MODIFICATIONS COMMITTEE**

The Modifications Committee has exclusive jurisdiction over all exterior building modifications, additions or alterations after initial occupancy. It may delegate its authority as to a particular neighborhood to the appropriate board or committee of the neighborhood.

The composition of the MC is set forth in the CC&Rs. The committee will meet as often as its business requires. All modifications to the exterior of existing residential property must be approved in writing by the Modifications Committee as provided in the CC&Rs and the Residential Design Guidelines.

### **C. PROCEDURE**

No work on a site improvement or residential structure may be initiated within Snoqualmie Ridge until approved by the New Construction Committee or Modifications Committee. (Refer to the CC&Rs).

Approval by the appropriate committee does not waive requirements for City of Snoqualmie permits, nor does obtaining City permits waive the need for NCC or MC approval.

Approval by the appropriate committee satisfies the requirements of SMC 17.80, Design Review, as provided by Final Plan Condition 13.

#### **1. PRE-DESIGN PHASE**

A mandatory pre-design meeting enables the applicant to discuss the proposed project prior to completing final drawings, to clarify questions about the design guidelines and approval process, or to receive informal comments on preliminary concepts. More than one pre-design meeting may be scheduled if the applicant desires.

Conceptual drawings may be presented to the appropriate committee before or at the pre-design meeting. Any combination of drawings-or simply a discussion with no drawings at all- may be appropriate for this preliminary review.

Depending on the nature of the project, the committee may ask for more information or suggest that certain alternatives or issues be addressed in the final submittal. The committee may waive requirements, or ask for additional information to reach an informed decision.

#### **2. DESIGN PHASE**

Applicant prepares and submits applications. Information beyond the minimum may be submitted. The committee will review the application to make sure it is complete, then notify the applicant of a review date.

Plans and specifications should be submitted to:

*Mailing Address:*

Weyerhaeuser Real Estate Company  
Land Management Division  
WRE 1-1  
Tacoma, WA 98477  
Attention: Snoqualmie Ridge  
Residential New Construction Committee



*Street Address*

Weyerhaeuser Real Estate Company  
Land Management Division  
33650 Sixth Avenue South  
Federal Way, WA 98003  
Attention: Snoqualmie Ridge  
Residential New Construction Committee

**3. APPLICATION REVIEW**

The committee shall meet and issue a decision within 10 working days after it receives properly submitted plans. If the committee fails to act by then, the application shall be deemed approved and the applicant is entitled to a Certificate of Approval (CofA).

When an application is approved, CofA shall be issued. This CofA must accompany a plat or building permit application to the City. Enforcement of any NCC requirements is the sole responsibility of the NCC and the applicant. Both committee and City approvals must be obtained prior to the start of any site or building improvements. Committee approval does not replace approvals from the City, except that issuance of the CofA shall satisfy the requirements of SMC 17.80, Design Review.

NCC approval is valid for one year from its issuance or from the date of City final plat approval, whichever is later, even if ownership of the site changes.

MC approval is valid for one year from its issuance or from the date of City approval, whichever is later, even if ownership of the site changes.

**4. MODIFICATIONS**

A Certificate of Approval (CofA) from the Modifications Committee (MC) is required prior to any exterior modification (e.g. painting) or addition to a structure or lot. (Figure 4.2)

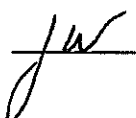
Previously approved colors and landscaping or fences specifically mentioned in these guidelines may be installed without submittal to the MC. Approved colors are available from the Residential Homeowners Association.

**5. CONSTRUCTION**

Securing home construction permits is the applicant responsibility. All construction shall conform to the final submittal as approved by the NCC and applicable City approvals.

**6. COMPLETION OF PROJECT**

The NCC has the right to access a building site at any time to inspect for compliance with approved plans. If any construction has occurred without approval by the committee or with significant deviations from approved plans and specifications, the committee may issue a notice of violation to the owner. The notice shall describe the



violation and any corrective action. Until a resolution agreeable to the committee has been implemented, no further applications for construction or modification submitted by the owner will be approved.

#### **7. AMENDMENTS TO APPROVALS**

Changes in site plans, plats or architectural plans after initial approval require a separate committee review and approval process.

#### **8. DIFFERING DESIGN PROPOSALS**

An applicant may propose a design that differs from these design guidelines:

- ♦ When dictated by site-specific circumstances such as unusual topography, natural constraints, or aesthetic or environmental considerations; or
- ♦ When the different design would promote the construction of affordable housing as defined in the Affordable Housing Action Plan attached to the Final Plan.

The different design may be approved only if it is consistent with the purposes and intent of the design guidelines, as set forth in Chapter I, and with the approved Final Plan.

#### **9. APPEALS**

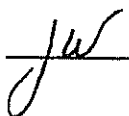
The committee responsible for a decision may reconsider any action after it becomes final if any of the following apply:

- ♦ The action was based in whole or in part on erroneous information
- ♦ The action when taken failed to comply with applicable laws or regulations.
- ♦ An error of procedure occurred which prevented consideration of interests of persons directly affected by the action.
- ♦ An appeal is filed within 30 days of the approval.

#### **10. AMENDMENTS TO GUIDELINES**

The Residential Owners Association board of directors may amend or supplement the design guidelines in accordance with the CC&Rs. It is intended that these guidelines be reviewed from time to time and revised in response to changing conditions.

The NCC shall notify the City of Snoqualmie by mail at least 10 days in advance of any meeting called for the purpose of approving any amendment to the residential design guidelines, and shall provide the City with a copy of the proposed amendment. Any such amendment shall be subject to the approval of the City; provided that if the City of Snoqualmie fails to approve or disapprove any amendment submitted to it within thirty (30) days of submittal, the City's approval shall be considered given.





## APPENDIX A

### SNOQUALMIE RIDGE RECOMMENDED PLANT LIST

Common Name	Botanical Name
<b>Deciduous Trees</b>	
Hedge Maple	<i>Acer campestre</i>
Vine Maple	<i>Acer circinatum</i>
David Maple	<i>Acer davidii</i>
Amur Maple	<i>Acer ginnala</i>
Rocky Mountain Maple	<i>Acer glabrum 'douglasii'</i>
Paperbark Maple	<i>Acer griseum</i>
Fullmoon Maple	<i>Acer japonicum</i>
Bifleaf Maple	<i>Acer macrophyllum</i>
Box Elder Maple	<i>Acer negundo</i>
Japanese Maple	<i>Acer palmatum</i>
Norway Maple	<i>Acer platanoides</i>
Red Maple	<i>Acer rubrum</i>
Silver Maple	<i>Acer saccharinum</i>
Sugar Maple	<i>Acer saccharum</i>
Horse-Chestnut	<i>Aesculus hippocastanum</i>
Tree of Heaven	<i>Ailanthus altissima</i>
Silk Tree	<i>Albizia julibrissin</i>
Italian Alder	<i>Alnus cordata</i>
Red Alder	<i>Alnus rubra</i>
Serviceberry	<i>Amelancier canadensis</i>
Serviceberry	<i>Amelancier laevis</i>
Himalayan Birch	<i>Betula jacquemontii</i>
Monarch Birch	<i>Betula maximowicziana</i>
River Birch	<i>Betula nigra</i>
Paper Birch	<i>Betula papyrifera</i>
European Hornbeam	<i>Carpinus betulus</i>
Katsura Tree	<i>Cercidiphyllum japonicum</i>
Eastern Redbud	<i>Cercis canadensis</i>
Pacific Dogwood	<i>Cornus 'Eddie's White Wonder'</i>
Flowering Dogwood	<i>Cornus florida</i>
Korean Dogwood	<i>Cornus kousa</i>
Cornelian Cherry	<i>Cornus mas</i>
Pacific Dogwood	<i>Cornus nuttalli</i>
Western Hazelnut	<i>Corylus cornuta californica</i>
Black Hawthorn	<i>Crataegus douglasii</i>
English Hawthorn	<i>Crataegus laevigata</i>
Carriere Hawthorn	<i>Crataegus lavellei</i>
Washington Thorn	<i>Crataegus phaenopyrum</i>
Dove Tree	<i>Davidia involucrata</i>
European Beech	<i>Fagus sylvatica</i>
White Ash	<i>Fraxinus americana</i>
Oregon Ash	<i>Fraxinus latifolia</i>
Marshall Seedless Ash	<i>Fraxinus pennsylvanica 'Marshall'</i>
Maidenhair Tree	<i>Ginkgo biloba</i>



Thornless Honeylocust	<i>Gleditsia triacanthos</i> 'Inermis'
Silverbell	<i>Halesia carolina</i>
Blak Walnut	<i>Juglans nigra</i>
English Walnut	<i>Juglans regia</i> 'Franquette'
American Sweetgum	<i>Liquidambar styraciflua</i>
Tulip Tree	<i>Liriodendron tulipifera</i>
Yulan Magnolia	<i>Magnoliaheptapeta</i>
Anise Magnolia	<i>Magnolia salicifolia</i>
Saucer Magnolia	<i>Magnolia soulangiana</i>
Star Magnolia	<i>Magnolia stellata</i>
Loebner Magnolia	<i>Magnolia x loebneri</i> 'Leonard Messel'
Loebner Magnolia	<i>Magnolia x loebneri</i> 'Merrill'
Oregon Crabapple	<i>Malus fusca</i>
Crabapples	<i>Malus</i> , disease resistant
Tupelo	<i>Nyssa sylvatica</i>
Sorrel Tree	<i>Oxydendrum arboreum</i>
Empress Tree	<i>Paulownia tomentosa</i>
Amur Cork Tree	<i>Phellodendron amurense</i>
London Plane Tree	<i>Platanus acerifolia</i> 'Bloodgood'
Bolleana Poplar	<i>Populus alba</i> 'Pyramidalis'
Lombardy Poplar	<i>Populus nigra</i> 'Italica'
Quaking Aspen	<i>Populus tremuloides</i>
Black Cottonwood	<i>Populus trichocarpa</i>
European Bird Cherry	<i>Prunus padus</i>
Sargent Cherry	<i>Prunus sargentii</i>
Birch Bark Cherry	<i>Prunus serrula</i>
Japanes Cherry	<i>Prunus serrulata</i> var.
Autumn Flowering Cherry	<i>Prunus subhirtella</i> 'Autumnalis'
Yoshino Cherry	<i>Prunus yedoensis</i>
Bradford Pear	<i>Pyrus calleryana</i> 'Bradford'
Wild Crabapple	<i>Pyrus fusca</i>
Scarlet Oak	<i>Quercus coccinea</i>
Garry Oak	<i>Quercus garryana</i>
Pin Oak	<i>Quercus palustris</i> 'Crownright'
Willow Oak	<i>Quercus phellos</i>
English Oak	<i>Quercus robur</i>
Northern Red Oak	<i>Quercus rubra</i>
Shumard Red Oak	<i>Quercus shumardii</i>
Staghorn Sumac	<i>Rhus typhina</i>
Golden Weeping Willow	<i>Salix alba</i> var. <i>tristis</i>
Weeping Willow	<i>Salix babylonica</i>
Black Willow	<i>Salix lasiandra</i>
Corkscrew willow	<i>Salix matsudana</i> 'Tortuosa'
European Mountain Ash	<i>Sorbus aucuparia</i>
Mountain Ash	<i>Sorbus sitchensis</i>
Tall Stewartia	<i>Stewartia monadelphica</i>
Japanese Stewartia	<i>Stewartia pseudocamellia</i>
Japanese Snobell	<i>Styrax japonica</i>
Lilac Tree	<i>Syringa vulgaris</i>
Littleleaf Linden	<i>Tilia cordata</i>
Chinese Elm	<i>Ulmus parvifolia</i>
Village Green Zelkova	<i>Zelkova serrata</i> 'Village Green'



**FRUIT TREES**

Apple  
 Apricot  
 Peach  
 Pear

**Frost-free varieties**

Criterion, Red Jonagold, Super Jon  
 Puget Gold  
 Frost  
 Anjou, Comice, Chojuro

**CONIFEROUS TREES**

Grand Fir  
 Incense Cedar  
 Deodar Cedar  
 Port Orford Cedar  
 Alaska Cedar  
 Japanese Cryptomeria  
 Cypress  
 Sweet Bay  
 Pacific Wax Myrtle  
 Chinese Photinia  
 Norway Spruce  
 Sitka Spruce  
 Lodgepole Pine  
 Japanese Red Pine  
 Western White Pine  
 Ponderosa Pine  
 Scots Pine  
 Japanese Black Pine  
 Douglas Fir  
 Coast Redwood  
 Giant Sequoia  
 Western Yew  
 Western Red Cedar  
 Western Hemlock

*Abies grandis*  
*Calocedrus decurrens*  
*Cedrus deodara*  
*Chamaecyparis lawsoniana*  
*Chamaecyparis nootkatensis*  
*Cryptomeria japonica*  
*Cupressus sp.*  
*Laurus nobilis*  
*Myrica californica*  
*Photinia serrulata*  
*Picea abies*  
*Picea sitchensis*  
*Pinus contorta*  
*Pinus densiflora*  
*Pinus monticola*  
*Pinus ponderosa*  
*Pinus sylvestris*  
*Pinus thunbergii*  
*Pseudotsuga menziesii*  
*Sequoia sempervirens*  
*Sequoiadendron giganteum*  
*Taxus brevifolia*  
*Thuja plicata*  
*Tsuga heterophylla*

**Evergreen Shrubs**

Burkwood Osmanthus  
 Delavay Osmanthus  
 Holly-leaf Osmanthus  
 Osmaria  
 Pink Abelia  
 Glossy Abelia  
 Sherwood Dwarf Abelia  
 Pacific Madrone  
 Strawberry Tree  
 Compact Strawberry Tree  
 Hairy Manzanita  
 Japanese Camellia  
 Sasanqua Camellia  
 Redstem Ceanothus  
 White Rock Rose  
 Willowleaf Cotoneaster  
 Escallonia  
 Labrodor Tea  
 Southern Magnolia

*Osmanthus burdwoodii*  
*Osmanthus delavayi*  
*Osmanthus heterophyllis 'Illicifolius'*  
*Osmaria burkwoodii*  
*Abelia g. 'Edward Goucher'*  
*Abelia grandiflora*  
*Abelia grandiflora 'Sherwoodii'*  
*Arbutus menziesii*  
*Arbutus unedo*  
*Arbutus unedo 'Compacta'*  
*Arctostaphylos columbiana*  
*Camellia japonica*  
*Camellia sasanqua*  
*Ceanothus sanguineus*  
*Cistus x hybridus*  
*Cotoneaster salicifolius*  
*Escallonia 'Apple Blossom'*  
*Ledum groenlandicum*  
*Magnolia grandiflora*



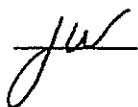
Escallonia  
 Boxleaf Hebe  
 English Holly  
 Japanese Holly  
 Mountain Laurel  
 Viburnum tinus 'Compactu'  
 Pernettya  
 Japanese Photinia  
 Mountain Pieris  
 Chinese Andromeda  
 Japanese Pieris  
 English Laurel  
 Dwarf English Laurel  
 Zabel Laurel  
 Portugal Laurel  
 Yeddo Hawthorn  
 eastern Rhododendron  
 Rhododendron  
 Rosemary  
 Evergreen Blackberry  
 Fragrant Sarcococca  
 Japanese Skimmia  
 Skimmia  
 Evergreen Huckleberry  
 Laurustinus

*Escallonia 'Fradesii'*  
*Hebe buxifolia*  
*Ilex aquifolium*  
*Ilex crenata*  
*Kalmia latifolia*  
*Laurustinus*  
*Pernettya mucronata*  
*Photinia glabra*  
*Pieris floribunda*  
*Pieris formosa var. forestii*  
*Pieris japonica*  
*Prunus laurocerasus*  
*Prunus laurocerasus 'Otto Luyken'*  
*Prunus laurocerasus 'Zabeliana'*  
*Prunus lusitanica*  
*Raphiolepis umbellata*  
*Rhododendron macrophyllum*  
*Rhododendron spp. & hybrids*  
*Rosmarinus officinalis*  
*Rubus laciniatus*  
*Sarcococca ruscifolia*  
*Skimmia japonica*  
*Skimmia reevesiana*  
*Vaccinium ovatum*  
*Viburnum tinus 'Spring Bouquet'*

#### Deciduous Shrubs

Western Serviceberry  
 Japanese Beautyberry  
 Siberian Dogwood  
 Redtwig Dogwood  
 Enkianthus  
 Winged Euonymus  
 Fuschia  
 Chinese Witch Hazel  
 Ocean Spray  
 Oakleaf Hydrangea  
 Lacecap Hydrangea  
 Star Magnolia  
 Indian Plum  
 Mock Orange  
 Potentilla  
 Chokecherry  
 Cascade sagrada  
 Western Azalea  
 Korean Rhododendron  
 Royal Azalea  
 Red-flowering Currant  
 Sweetbrier  
 Little Wild Rose  
 Nootka Rose  
 Rugosa Rose  
 Black Raspberry

*Amelanchier alnifolia*  
*Callicapra japonica*  
*Cornus alba 'Sibirica'*  
*Cornus stolonifera*  
*Enkianthus campamulatus*  
*Euonymus alata 'compacta'*  
*Fuschia magellanica*  
*Hamamelis mollis*  
*Holodiscus discolor*  
*Hydrangea quercifolia*  
*Hydrangea, lacecap varieties*  
*Magnolia stellata*  
*Oemleria cerasiformis*  
*Philadelphus lewisii*  
*Potentilla fruticosa*  
*Prunus virginiana*  
*Rhamnus purshiana*  
*Rhododendron occidentale*  
*Rhododendron mucronulatum*  
*Rhododendron schlippenbachii*  
*Ribes sanguineum*  
*Rosa eglanteria*  
*Rosa gymnocarpa*  
*Rosa nutkana*  
*Rosa rugosa*  
*Rubus leucodermis*



Thunberg Spiraea  
Common Snowberry  
Chenault Coralberry  
Common Lilac  
Highbush Blueberry  
Red Huckleberry  
Burkwood Viburnum  
Highbush Cranberry  
Dublefile Viburnum

*Spiraea thunbergii*  
*Symphoricarpos albus*  
*Sumphoricarpos chenaultii*  
*Syringa vulgaris*  
*Vaccinium corymbosum*  
*Vaccinium parvifolium*  
*Viburnum burkwoodii*  
*Viburnum edule*  
*Viburnum plicatum 'Mariesii'*

#### Groundcover

Kinnicinnick  
Caccade Mahonia  
Scotch Heather  
Point Reyes Ceanothus  
Bunchberry  
Rockspray Cotoneaster  
Rockspray Cotoneaster  
Irish Bell Heather  
Bishop's Hat  
Red Epimedium  
Winter Heather  
Bell Heather  
Mediterranean Heath  
Winter Creeper Euonymus  
Wild Strawberry  
Salal  
English Ivy  
Japanese Holly  
Drooping Leucothoe  
Redwood Sorrel  
Sword Fern  
Rose  
Memorial Rose  
Irish Moss  
Sarcococca hookerana  
Periwinkle  
Barren Strawberry

*Arctostaphylos uva-ursi*  
*Berberis nervos*  
*Calluna vulgaris*  
*Ceanothus gloriatus*  
*Cornus canadensis*  
*Cotnoeaster microphyllus*  
*Ctotneaster microphyllus 'Cochleatus'*  
*Daboecia cantabrica*  
*Epimedium grandiflorum*  
*Epimedium rubrum*  
*Erica carnea*  
*Erica cinerea*  
*Erica x darleyensis*  
*Euonymus fortunei*  
*Fragaria chiloensis*  
*Gaultheria Shallon*  
*Hedera helix*  
*Ilix crenata*  
*Leucothoe fontanesiana*  
*Oxalix oregona*  
*Polystichum munitum*  
*Rosa 'Max Graaf'*  
*Rosa wichuraiana*  
*Sagina subulata*  
*Sarcococca*  
*Vinca minor*  
*Waldsteinia fragarioides*

#### Vines

Fiveleaf Akebia  
Evergreen Clematis  
Clematis  
Botanical Wonder  
Clubmin Hydrangea  
Hall's Honeysuckle  
Woodbine  
Virginia Creeper  
Boston Ivy  
Chinese Wisteria

*Akebia quinata*  
*Clematis armandii*  
*Clematis cultivars*  
*Fatsahedra lizea*  
*Hydrangea anomala petiolaris*  
*Lonicera japonica 'Halliana'*  
*Lonicera periclymenum*  
*Parthenocissus quinquefolia*  
*Parthenocissus tricuspidata*  
*Wisteria sinensis*

#### Perennials

Yarrow

*Achillea*



Golden Marguerite  
 Columbine  
 Rock Cress  
 Sandwort  
 Thrift  
 Michaelmas Daisy  
 Purple Rock Cress  
 Heartleaf Bergenia  
 Camass  
 Bellflower  
 Carnation  
 Dusty Miller  
 Snow-in-Summer  
 Dafflower  
 Chrysanthemum  
 Tickseed  
 Pinks  
 Leopard's Bane  
 Fleabane  
 Blanket Flower  
 Rose of the Rockery  
 Baby's Breath  
 Sun Rose  
 Coral Bells  
 Candytuft  
 Lavender  
 Edelweiss  
 Columbia Lily  
 Cardinal Flower  
 Lupine  
 Feverfew  
 Forget-me-not  
 Catmint  
 Poppy  
 Chinese Lantern  
 Jacob's Ladder  
 Cinquefoil  
 Painted Daisy  
 Black-eyed Susan  
 Flowering Sage  
 Purple Robe  
 Pincushion Flower  
 Sedum  
 Lambs Ear  
 Sea Lavender  
 Stokes Aster  
 Germander  
 Red Hot Poker  
 Tulip  
 Speedwell

*Anthemis*  
*Aquilegia*  
*Arabis*  
*Areneria*  
*Armeria*  
*Aster*  
*Aubrieta*  
*Bergenia cordifolia*  
*Camassia*  
*Campanula*  
*Dianthus*  
*Centaurea*  
*Cerastium*  
*Cheiranthus*  
*Chrysanthemum*  
*Coreopsis*  
*Dianthus*  
*Doronicum*  
*Erigeron*  
*Gaillardia*  
*Geum*  
*Gypsophila*  
*Helianthemum*  
*Heuchera*  
*Iberis*  
*Lavandula*  
*Leontopodium*  
*Lilium columbianum*  
*Lobelia*  
*Lupinus*  
*Marticaria*  
*Myosotis*  
*Nepeta faassenii*  
*Papaver*  
*Physalis alkekengi*  
*Polemonium*  
*Potentilla*  
*Pyrethrum*  
*Rudbeckia*  
*Salvia*  
*Saxifraga*  
*Scabiosa*  
*Sedum*  
*Stachys lanata*  
*Limonium*  
*Stokesia*  
*Teucrium*  
*Kniphofia*  
*Tulipa*  
*Veronica*

#### Recommended Lawn Mix

% by Weight  
 45  
 20  
 15  
 20

Ingredient  
 Omega II Perennial Ryegrass  
 Cascade Chewings Fescue  
 Illahee Red Fescue  
 Red Creeping Fescue

Approved: 11/6/96



## **APPENDIX B**

### **DEFINITIONS**

#### **ACTIVITY CENTER**

A destination for many people as opposed to an individual

#### **ALLEYS**

Alleys provide very low speed vehicle access between land uses and local access streets or collectors, as well as providing a place where the servicing needs of a home or business may be met.

#### **ARCHITECT**

A person licensed to practice architecture in the State of Washington

#### **AREA OF COMMON RESPONSIBILITY**

The residential common area and other areas, if any, which become the responsibility of the Residential Owners Association (ROA).

#### **BERM**

A raised linear earthform. As used in these guidelines, a physical berm is intended to serve as a buffer or visual attenuation.

#### **BOARD (BOARD OF DIRECTORS)**

The body responsible for administering the Snoqualmie Ridge Residential Owners Association (ROA), selected as provided in the By-Laws of the CC&Rs and serving as the board of directors under Washington corporate law.

#### **BUFFER**

An area of land which visually separates two adjoining land uses. A buffer may be composed of a berm and/or vegetation.

#### **BUILDER**

A person or corporation or partnership who purchases one or more lots on which to construct improvements for resale or rent to consumers.

#### **BUILDING**

A structure to support, shelter or enclose people or property.

#### **CALIPER**

The thickness (*diameter*) of a tree's trunk, measured 4 feet above ground.

**COVENANTS, CONDITIONS AND RESTRICTIONS (CC&Rs)**

Mutually beneficial restrictions under a general plan of improvement for all owners of residential properties.

**COMMUNITY-WIDE STANDARDS**

Standards of conduct, maintenance, or other activity generally prevailing throughout the residential properties. Such standards may be more specifically determined by the Board or the New Construction or Modification Committees.

**DEDICATED**

Property which has been transferred from private to public ownership for a public purpose (e.g., dedicated roadways, dedicated open space).

**DEVELOPER**

A person or corporation who purchases real property on which to construct infrastructure for resale to builders.

**DEVELOPMENT**

The construction or reconstruction of a structure or infrastructure on a particular site.

**EASEMENT**

An owner's authorization for another to use property for a specified purpose.

**ELEVATION**

The architectural plans or drawings indicating the front of a house or building that faces the street.

**FLOOR PLAN**

The architectural plans or drawings indicating the outline of wall placements as viewed from above the house looking down.

**LANDSCAPE ARCHITECT**

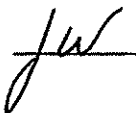
A person licensed as a landscape architect in the State of Washington.

**LOCAL ACCESS STREET**

Provides access to individual lots within a neighborhood and connections to the larger roadway systems.

**LOT**

A parcel of land unoccupied, occupied or to be occupied by a use or building and accessory buildings. Lots shall have direct legal access to a street or access to a street over an easement approved by the City.



**LOT COVERAGE**

That portion of a lot occupied by the principal and accessory buildings, including all structures greater than 3 feet in height, excluding fences and walls.

**MAJOR ARTERIAL**

The Snoqualmie Ridge Parkway

**MASONRY**

Stonework or brickwork

**MINOR ARTERIALS**

Minor arterials provide intracommunity connections. (Generally, these connect the Snoqualmie Ridge Parkway to activity centers).

**MODIFICATIONS COMMITTEE (MC)**

A committee with jurisdiction over all exterior modifications, additions or alterations to existing structures and any related open space.

**NEW CONSTRUCTION COMMITTEE (NCC)**

A committee with jurisdiction over all original exterior construction of any home.

**NEIGHBORHOOD**

Generally a parcel, bounded by streets classified above the local access level, open space, park or golf course frontage.

**OFF-STREET PARKING**

Parking outside of improved road rights-of-way in designated garages, parking areas, residential driveways, garages or parking lots.

**ON-STREET PARKING**

Parking within improved road rights-of-way--usually parallel or angle parking adjacent to the curb.

**OPEN SPACE, COMMON**

Open space permanently owned in common or held for use by more than one individual property owner or resident for lot access (alleys or private joint use driveways), recreational use, landscaping, preservation of sensitive areas or other use allowed by the Mixed Use Final Plan and the Snoqualmie Ridge Residential Owners Association.

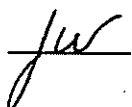
**OPEN SPACE, DEDICATED**

Open space permanently dedicated and held for public use or interest as part of the City's Comprehensive Open Space System.

**OWNER**

One or more persons who hold the record title to any lot or parcel, except persons who hold an interest merely as security for the performance of an obligation in which case the equitable

Approved: 11/6/96



owner will be considered the owner. Unless a recorded contract of sale specifically provides otherwise, the purchase (rather than the fee owner) will be considered the owner.

**PARCEL**

One of the several divisions of Snoqualmie Ridge as shown on the Mixed Use Final Plan map. A parcel is typically an unplatted division of land capable of subdivision into several separate lots.

**PERMANENT STRUCTURE**

Any structure which reasonably may be expected to stay in one place for more than three years.

**PLAT**

The map or representation of a subdivision.

**RESIDENTIAL OWNERS' ASSOCIATION (ROA)**

Snoqualmie Ridge Residential Owners Association, its successors or assigns, as defined in the By-Laws of the Residential CC&Rs.

**SETBACKS**

The distance that buildings or uses (e.g. fences, hedges) must be removed from their lot lines or from other buildings or land use designations.

**SNOQUALMIE RIDGE**

The master-planned development defined by the Snoqualmie Ridge Mixed Use Final Plan which comprises all property subjected (now or later) to the approved Mixed Use Final Plan and both the Residential and Commercial CC&Rs.

**STRUCTURE**

Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground, but not including fences and walls less than six feet in height.

**SUBDIVISION**

The division of land into two or more lots, or sites for the purpose of sale or lease.

**TEMPORARY STRUCTURE**

Any structure which reasonably can be expected to be removed in less than a three-year period, usually associated with construction-related structures.

**TEMPORARY SIGN**

Signs intended for a limited duration associated with construction phase or sales period.

**TRACT**

A non-buildable lot created by subdivision.

**WAINSCOT**

The lower part of a wall when finished in a material different from that of the upper part.

